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UNITED KINGDOM

2nd February 2024

Project: 333100676

Michael Pearson
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Michael,

RE: APPROVAL OF DETAILS RESERVED BY CONDITIONS 3, 23 (b), 25 AND 26 ATTACHED TO PLANNING PERMISSION 137127/JO/2023 AT MANCHESTER NEW SQUARE, PRINCESS STREET/ WHITWORTH STREET, MANCHESTER, M1 3AR

On behalf of our Client, Urban & Civic ('the Applicant'), we hereby seek to discharge conditions 3 (materials schedule), conditions 23 (b) (management and maintenance drainage plan) and 25 (details of canal flood risk) and 26 (details of balustrades) of planning permission 137127/JO/2023.

Application Context

Planning permission 114585/FO/2016 was granted subject to 36 conditions on 9th March 2017 for the following development:

"Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use - Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park."

A variation to condition 14 was later approved on 10th November 2023 under planning permission reference 137127/JO/2023 This application seeks to discharge conditions 3, 23 (b), 25 and 26 attached to permission 137127/JO/2023.

Discharge of Condition 3

Condition 3 states within three months of the date of this permission, a materials schedule that shall confirm all the materials used on all external elevations of the development along with jointing and fixing details, and details of the drips to be used to prevent staining, shall be submitted to and agreed in writing with the Local Planning Authority.

The documents listed below have been prepared by Lendlease which were previously submitted as part of application ref: CDN/18/0096 and provide details of the materials used on all external elevations of the development and the jointing and fixing details.

- Programme for samples (Rev 00- January 2018)
- Ensuring the correct quality MNSQ precast classing

Reference: 333100676.A3.LC.GD

- Offsite manufacturing process
- Spot checking the works

The plans listed below have been submitted to provide details of the fixing details and details of drips.

- Typical Lower Floor Slab Active Vent and Infill Slot Section, drawing ref: 10011-B0-A-G330-D-AL-101, Rev: R
- Typical Upper Floor Slab Active Vent and Infill Slot Section, drawing ref: 10011-B0-A-G330-D-AL-102, Rev: R
- Typical Lower Floor Slab Window Plan IWS-110, drawing ref: 10011-B0-A-G330-D-AL-104, Rev: R
- Level 02 Slab Section Active Vent – Top Connection Precast Bracket Detail, drawing ref: 10011-B0-A-G330-D-AL-109, Rev: R
- Internal Wall Lining Typical Roof Parapet Details, drawing ref: 10011-B0-A-G330-D-AL-110, Rev: R
- Internal Wall Lining Typical Window Roof Upstand, drawing ref: 10011-B0-A-G330-D-AL-115, Rev: R
- Photograph (IMG_1679)

Discharge of Condition 23 (b)

Condition 23 (b) states that within three months of the date of this permission a management and maintenance drainage plan for Buildings 1, 2 and 3, which shall be for the lifetime of the development, shall be submitted to and approved in writing by the City Council, Local Planning Authority. The plan shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

A covering letter (ref: 3251-ROC-ZZ-XX-RP-C-CND23) has been prepared by ROC Consulting (dated 24th January 2024) to discharge condition 23 (b).

Discharge of Condition 25

Condition 25 requests within three months of the date of this permission full details of how potential flood risk from the Canal would be controlled shall be submitted to and agreed in writing by the local planning authority in consultation with the Canal & River Trust.

A covering letter (ref: 3251-ROC-ZZ-XX-RP-C-CND25) has been prepared by ROC Consulting (dated 24th January 2024) to discharge condition 25.

Discharge of Condition 26

Condition 26 requests full details of the proposed glass balustrades adjacent to the Rochdale Canal, including materials and finishes, fixing arrangements and arrangements. The following information has been submitted with this application to discharge Condition 26:

- Canal Walls / Glass Balustrade, drawing ref: 252194-LPP-95-SW-L00-DET-L-0430, Rev C10
- Elevation of canal side wall and Ballustrade, drawing ref: 252194-LPP-95-SW-L00-DET-L-0432, Rev C3

Reference: 333100676.A3.LC.GD

Other matters

Condition 10 attached to permission 137127/JO/2023 requests that within three months of the date of this permission details shall be submitted regarding a maintenance strategy for any off-site tree planting.

It is important to note that a Section 73 application is currently being prepared to vary condition 9 (g) to remove the requirement of street planting and instead to be addressed via additional S106 contribution. Consequently, there will be no off-site tree planting and it is therefore no longer necessary to provide a maintenance strategy as per Condition 10.

Summary

This application seeks to discharge conditions 3, 23 (b), 25 and 26 attached to permission 137127/JO/2023.

The application comprises the above documents, this letter, application form and a planning fee of £209.00 (including Planning portal administration fee) to be submitted and paid for via the Planning Portal.

We trust the information provided meets your requirements to be able to discharge the conditions. However, if you require anything further, please do not hesitate to get in touch.

Yours sincerely,



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