Zerum Planning Limited
South Central
11 Peter Street
Manchester
M2 5QR

0161 667 0990
Info@zerum.co.uk
www.zerum.co.uk

29th August 2023

FAO: Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Planning Portal ref: PP-12419427

Dear Jen,

APPLICATION FOR THE DISCHARGE OF CONDITION 9 RELATING TO PHASE 3 OF ST MICHAEL'S ATTACHED TO APPLICATION REFERENCE REF. 135827/JO/2022
LAND BOUNDED BY JACKSON'S ROW, BOOTLE STREET, SOUTHMILL STREET AND 201 DEANSGATE

This application is submitted on behalf of the applicant, Jacksons Row Developments Limited. The application is to discharge the condition requiring a radar mitigation scheme (Cond. 9) of planning consent ref. 135827/JO/2022 concerning Phase 3 of the development on land bounded by Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The description of development is:

> ***"Variation of conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace, expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments"***

The application comprises:

- Completed planning application forms;
- Radar Impact Assessment (August 2023); and
- A planning application fee of £116.00 (PP-12133244)

DISCHARGE OF CONDITION 9

Condition 9 is required to be discharged prior to above ground construction of the tower podium in Phase 3 of the development.

No	Condition	Information Submitted
9	No above ground construction of the tower podium (Phase 3 as defined by condition 51) shall take place unless and until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator and approved in writing by Manchester City Council	Radar Impact Assessment (August 2023) prepared by Pager Power

The report finds that the radar internal processing is predicted to determine correctly that returns associated with reflected signals are false and the radar display is consequently not predicted to be affected by reflections. Ultimately, NATS (National Air Traffic Services) have to sign off on this, as the responsible body to safeguard the radar. In correspondence with NATS, it was confirmed that they have no requirements for mitigation, and therefore the condition can be discharged without mitigation. Once the application is registered, NATS will confirm this.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,

Nikki Sills
Divisional Director