

8<sup>th</sup> August 2023  
L230808 SAV Cover Letter

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a yellow rectangular background.

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**SUBMITTED VIA PLANNING PORTAL: Reference: PP-12364358**

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
APPLICATION TO DISCHARGE CONDITIONS 3, 5, 6 AND 7 OF PLANNING PERMISSION:  
132578/FO/2021  
LAND AT PICCADILLY GARDENS, MANCHESTER, M1 1RG  
LEGAL AND GENERAL ASSURANCE (PENSIONS MANAGEMENT) LTD**

## Introduction

We write on behalf of our client, Legal and General Assurance (Pensions Management) Ltd to apply to discharge Conditions 3, 5, 6 and 7 of Planning Permission: 132578/FO/2021.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Planning Permission: 132578/FO/2022;
- Site Location Plan;
- Lighting and Stainless Steel Samples (provided by post)
- Finishes Schedule – Lighting and Metal Artwork, prepared by Studiotech;
- The following lighting drawings, prepared by Studiotech:
  - 4638-0001 Rev B – 'Illuminated Star Construction Detail';
  - 4638-0002 Rev B – 'Illuminated Star Isometric Views';
  - 4638-0003 Rev B – 'Illuminated Star 3D Visualisations';
  - 4638-0004 Rev A – 'In Ground Luminaire and S/Steel Housing';
  - 4638-0005 Rev B – 'Canopy Perimeter Linear Lighting'; and
  - 4638-0006 Rev B – 'Non Illuminated S/Steel Stars'
- Concrete Cleaning Document, prepared by Havercroft Construction Ltd;
- Concrete Patch Repair Email, provided by Grant Bailey of Havercroft Construction Ltd;
- Making Good to Cut Concrete Surfaces Email, provided by Grant Bailey of Havercroft Construction Ltd
- Construction Management Plan, prepared by Havercroft Construction Ltd;
- Carriageway Condition Survey, prepared by Havercroft Construction Ltd; and
- Carriageway Condition Survey Plan Mark up, prepared by Havercroft Construction Ltd.

The application has been submitted electronically via the Planning Portal website (**PP-12364358**). The relevant application fee of £116.00 has also been made electronically.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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## Relevant Planning History

On 27<sup>th</sup> April 2022, planning permission was granted for physical works to the Pavilion and surrounding Public Realm (Ref: 132578/FO/2021) (the '**2022 Permission**').

A Non-Material Amendment ('**NMA**') application to the development approved by the 2022 Permission is currently pending consideration with the Local Planning Authority ('**LPA**') (Ref: 137706/NMC/2023).

The 2022 Permission was granted subject to a total of 9 conditions. This application seeks to discharge Conditions 3, 5, 6 and 7. These are the outstanding planning conditions that require formal discharge prior to the commencement of the approved development.

Below we summarise the requirements of the 4 conditions and provide the relevant technical information to satisfy the Local Planning Authority ('**LPA**').

### Condition 3- Materials Schedule

Condition 3 of the 2022 Permission states:

*No development that is hereby approved shall commence unless and until a schedule of materials (including samples and specifications of all materials including lighting details and the metal artwork installation to be used/applied on/to all external elevations of the development) have been submitted to and approved in writing by the City Council as Local Planning Authority*

In accordance with the requirements of Condition 3, we enclose a lighting and metal artwork finishes schedule which provides detail of the proposed materials/specifications to be used. In addition, a lighting sample was provided to the LPA back in April 2023, and additional samples including the brushed stainless steel strip for the low level pattern and light strip for the shopfront soffit and in ground light have been sent to the LPA and received at reception on 7<sup>th</sup> August, as per Regina Cheng's email of 7<sup>th</sup> August.

We trust that the details included in the submitted schedule, plans and samples are acceptable to the LPA and request written confirmation that Condition 3 has been formally discharged.

### Condition 5 – Full and Final Details

Condition 5 of the 2022 Permission states:

*Notwithstanding the details shown in the approved documents and detailed in Condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on Site:*

- a) *Full details of the proposed soffit lighting, including product details and data sheet and fixing details;*
- b) *Method statement as to the cleaning techniques to be used (including any cleaning products) and photographic evidence of an approximately one square metre section of concrete cleaned prior to the cleaning of the rest of the concrete*
- c) *Full details of the proposed sculpture and lighting solution to the pavilion wall/s, including product details and data sheet, detail of etched pattern to existing concrete and resin inserts to existing formwork tie holes*
- d) *Full details and method of the making good of any concrete edges upon the completion of the removal of concrete as approved*

In accordance with the requirements of Condition 5, we enclose the following:

#### Part A

Please refer to lighting drawings provided by Studiotech, enclosed as part of this submission

#### Part B

Please refer to Concrete Wall Cleaning document provided by Havercroft Construction Limited. This provides the detail of the cleaning techniques and products to be used, along with photographic and video evidence of a clean being undertaken on a one square metre section of the wall.

#### Part C

Please refer to lighting drawings provided by Studiotech, enclosed as part of this submission. Please note that there is no longer a requirement to provide detail of the etched pattern given the revisions to the proposal (as per the Non-Material Amendment application which is currently pending consideration).

#### Part D

The information to satisfy Part D is provided within the enclosed email attachments from Grant Bailey of Havercroft Construction Limited (Making Good to Cut Concrete Surfaces and Concrete Patch Repairs)

We trust that the details included in the submitted plans and documents are acceptable to the LPA and request written confirmation that Condition 5 has been formally discharged.

### **Condition 6 – Construction Management Plan**

Condition 6 of the 2022 Permission states:

*No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to and approved in writing by Manchester City Council. The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for:*

- *The retention of 24 hour unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational*
- *Loading and unloading of plant and materials*
- *Storage of plant and materials used in constructing the development*
- *Construction and demolition methods to be used; including the uses of cranes*
- *The erection and maintenance of security hoarding or scaffolding if applicable*
- *Measures to control the emission of dust and dirt during construction*
- *Details of any phasing and quantification/classification of vehicular activity associated with the planned development, including commentary on types of vehicle and frequency of vehicular demands along swept-path assessment where relevant*
- *Routing of pedestrians during the demolition and construction phase of the scheme*

In accordance with the requirements of Condition 6, we enclose a Construction Management Plan ('CMP') prepared by Havercroft Construction Limited. The CMP includes all the detail required in order to satisfy Condition 6.

We trust that the details included in the submitted schedule are acceptable to the LPA and request written confirmation that Condition 6 has been formally discharged.

### **Condition 7 – Carriageway Condition Survey**

Condition 7 of the 2022 Permission states as follows:

*Prior to the commencement of above-ground construction works, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority. When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the Local Planning Authority for assessment. Should any damage have occurred, they shall be repaired and re-instated in accordance with a scheme that shall first be submitted to and approved in writing by the LPA. The necessary costs for this repair and/or reinstatement shall be met by the applicant*

In accordance with the requirements of Condition 7, we enclose a Carriageway Condition Schedule with a supported marked up plan to illustrate the extent of the carriageway that was surveyed. The Schedule is comprehensive and clearly illustrates any includes clear annotations and a summary of the condition of each area.

We trust that the details included in the submitted schedule are acceptable to the LPA and request written confirmation that Condition 7 has been formally discharged.

### **Summary and Conclusion**

This application seeks approval for matters reserved by Conditions 3, 5, 6 and 7 of Planning Permission: 132578/FO/2021.

The documents submitted in support of this application provide all the necessary information required by the LPA. It follows that the conditions can be formally discharged such that the proposed development can commence.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Matthew Sobic at these offices.

Yours faithfully

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

**Savills (UK) Limited**  
Planning