

Our Ref: 04C101005
Your Ref: PP: 12390232

17th August 2023

Steven McCoombe
Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

ST GABRIELS HALL, 1 OXFORD PLACE (PERMISSION REF: 135278/FO/2022) – APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 5 (PP REF: 12390232)

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an Application for Approval of Details Reserved by Condition 5 in relation to full planning permission 135278/FO/2022 at St Gabriel's, Oxford Place, Manchester ('the Site').

Full planning permission was granted on the 17th March 2023 for the following description of development:

'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'

The relevant planning condition per the decision notice is copied below in full, with explanatory text to explain what has been submitted to satisfy the condition.

Condition 5

Condition 5 states:

"No demolition or alteration by way of substantial partial demolition shall take place until arrangements have been put in place to secure the implementation of the development hereby approved. These details shall be submitted to and approved in writing by the City Council as Local Planning Authority and shall include details of deliverability and the timescale for carrying out the redevelopment."

In order to discharge Condition 5, please find enclosed the following documents:

- Letter from McLaren Property providing confirmation of Development Funding Agreement and commitment to key development milestones.

The correct planning application fee has been calculated as £180 (including £64 service charge) and this amount has been paid to the Planning Portal (ref: PP- 12390232).

I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please do not hesitate to contact me.

Yours sincerely



Vanessa Rowell
Associate
+44 7771635107
Vanessa.rowell@avisonyoung.com
For and on behalf of Avison Young (UK) Limited