

10 August 2023

Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Angela,

**Port Street– Application for Discharge of Conditions 4b, 10 and 13
Planning Permission Ref: 132489/FO/2021 (as amended)**

On behalf of our Client, Manchester (Port Street) Ltd, please find enclosed an application for the discharge of Conditions 4b, 10 and 13 attached to Planning Permission ref: 132489/FO/2021 (as amended).

On 7th October 2022, Planning permission was granted for Port Street in Manchester City Centre for:

“Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works.”

Following the granting of planning permission, a subsequent application for Non-Material Amendments was submitted to Manchester City Council (MCC) on 11th January 2023 to reflect internal design changes and amendment of time triggers for specific conditions to allow for a timely start on site for the contractor. This application (Ref. 135938/NMC/2023) was formally approved by Manchester City Council on 11th January 2023.

Condition Discharge

The details set out in the table below set out the relevant conditions and the documents that are submitted in support of application for discharge.

Table 1 – Summary of discharge of conditions submission

Condition No.	Condition Wording	Full or Partial Discharge	Information submitted
4	<i>a) Notwithstanding the details submitted with the application, the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority in-line with the Hand Sized Samples Programme dated 23 November 2022 and the Full Sized Samples Programme dated 23 August 2022 (submitted with this NMA application) *hand sized samples and specifications of all materials to be used on all external elevations; *the full sized sample panels and a strategy for quality control management;</i> <i>The sample panel will be constructed in-line with drawing reference Z2-SHP-G251-3D-XX001 REV P04, dated December 2022 and Z2-SHP-G251-3D-XX-0001 REV P03, dated December 2022</i> <i>The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.</i> <i>b) Prior to above ground development submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;</i> <i>c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.</i>	Partial Discharge (Part B)	• Circular Economy Statement prepared dated July 2023 by WSP
10	<i>Notwithstanding the details as set out within condition 2 no above ground works shall commence until surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards.</i>	Full Discharge* <i>*Application Ref. CDN/23/0056 discharged this condition fully on 28th June 2023. The details are being resubmitted as the layout has changed with only one discharge point connecting into the existing sewer network.</i>	• Surface Water Drainage drawings, prepared by WSP; • Z0-WSP-G580-PL-XX-001 C02 – Ground Floor Level Drainage Layout • Z3-WSP-G580-PL-B1-001 C03 – Basement Level Drainage Layout • Z0-WSP-G580-SC-XX-001 P02

		<i>The standard construction details are unchanged; however, the manhole schedule, basement level drainage layout XX has also been updated.</i>	– Manhole Schedule • ZO-WSP-G580-DE-XX-001 P04 – Drainage Standard Details
13	<i>Prior to above ground works, a feasibility study considering the measures detailed in tables 6.22 and 6.23 contained within the ES Climate Change Chapter (6), will be submitted for approval to the local authority. A post construction statement shall be submitted within 12 months of occupation of the development.</i>	Partial Discharge (Part A / Prior to above ground works). <i>Subsequent information to be submitted to fully discharge the application within agreed timescale (12 months).</i>	• Port Street Condition 13 Technical Note (Circular Economy and Whole Life Carbon Principles) dated 20 July 2023 prepared by WSP

Application Submission

This application comprises this covering letter, the information set out in Table 1 and the following documentation:

- Condition Discharge Application Form; and
- The information detailed in Table 1.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee (PP-12379139). We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full and partial discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Cameron Radford (cameronradford@deloitte.co.uk / +44 161 455 6768).

Yours sincerely



Deloitte LLP

Encs.