

28 April 2023

F.A.O Angela Leckie
Planning Department
Manchester City Council
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Dear Angela

Manchester New Square (Land at Princess Street and Whitworth Street, Manchester) – Application for Discharge of Condition 9 and 18 of Planning Permission Ref: 114585/FO/2016

Please find enclosed an application for full discharge conditions 9 and 18 attached to Planning Permission 114585/FO/2016 (as amended by applications 124277/NMC/2019 and 125768/NMC/2019). Full Planning Permission was granted on 9 March 2017. The Applicant is Urban & Civic (Princess Street) Limited.

The description of development for planning permission 114585/FO/2016 is as follows:

‘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.’

The planning permission is subject to a Non-Material Amendment (125768/NMC/2019) approved in March 2020 in relation to application reference 114585/FO/2016. This amendment was to remove plant screen and amend ground floor perforated panels and to amend Condition 9 (landscaping scheme) including amendments to pavement, omission of planters, railings changed to glazed balustrade, revised garden layout (increased soft landscaping) and relocation of trees

Condition Discharge

This section sets out the relevant condition and document that is submitted in support of the application for full discharge of condition 9 (landscaping) and condition 18 (signage and furniture fixings).

Condition 9 was previously discharged under application ref: CDN/20/0408, however the approved as-built landscaping information has since been revised. The applicant seeks the full discharge of condition 9 in relation to the revised landscaping drawings, listed in the table below.

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To support the discharge of Condition 18 a full and comprehensive signage strategy is required to cover the entire development, which is listed in Table 1.

Table 1 below confirms the documents submitted in support of this application for the full discharge of Condition 9 and 18.

Table 1: Condition wording and submission documents

Condition Wording	Partial or Full Discharge	Documents Submitted
9 Landscaping <i>No development associated with the implementation of the public realm works as shown in dwgs numbered 252194-LPP-90-SW-L00-DPL-L-0001_P2, 252194-LPP90-SW-L00-DPL-L-0014_C4, 252194-LPP-90-SW-L00-DSE-L-0100_P1, 252194-LPP-90-SW-L00-DSE-L0101_P1, 252194-LPP-90-SW-L00-DSE-L-0102_P1, 252194-LPP-90-SW-L00-DSE-L-0103_P1, 252194-LPP90-SW-L00-DSE-L-0105_P1; shall commence until final details of the proposed landscaping works including an implementation timeframe and the following:</i> <i>(a) Details of the proposed hard landscaping materials;</i> <i>(b) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;</i> <i>(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting; [condition previously discharged under CDN/20/0408]</i> <i>(d) Details of the proposed street furniture including seating, bins and lighting;</i> <i>(e) Details of external steps and handrails;</i> <i>(f) Details of a signage strategy in relation to way finding within the development and associated public realm; [it is accepted that on the basis of the site size and location on two key Manchester streets (Whitworth Street and Princess Street) that is not necessary to provide wayfinding signage and not further action is required in relation to this condition]</i> <i>(g) A strategy for the planting of street trees within the pavements on Whitworth Street and Princess Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance; and,</i> <i>(h) Proposed method of access control to through the hotel arcade and confirmation of hours during which this would be accessible to the general public. [Part h of condition 9 is no longer relevant to the scheme as the</i>	Full discharge (Condition 9 was previously fully discharged under ref: CDN/20/0408)	Part (a) Hard Landscaping Details 252194-LPP-52-SW-L00-DPL-L-0007-REV-C11 (Surface Water Drainage and Levels Plan) 252194-LPP-90-SW-L00-DET-L-0405-REV-C4 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps) 252194-LPP-90-SW-L00-DET-L-0406-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps) 252194-LPP-90-SW-L00-DET-L-0407-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps) 252194-LPP-90-SW-L00-DET-L-0408-REV-C6 (Detail B1 Terrace Wall Cladding and Coping adjacent Steps) 252194-LPP-90-SW-L00-DPL-L-0001-REV-C11 (Landscape Proposal Plan) 252194-LPP-90-SW-L00-DPL-L-0008-REV-C12 (Slab Levels & Screed Ground Floor) 252194-LPP-90-SW-L00-DPL-L-0009-REV-C4 (surveyed slab levels) 252194-LPP-90-SW-L00-DPL-L-0014-REV-C6 (door protection) 252194-LPP-90-SW-L00-DPL-L-0022-REV-C2 (Kerbing Plan) 252194-LPP-90-SW-L00-DPL-L-0050-REV-C5 (Terrace slab setting out) 252194-LPP-90-SW-L00-DPL-L-0051-REV-C6 (Setting out of courtyard walls and footings) 252194-LPP-90-SW-L00-DSE-L-0100-REV-C11 (Canalside sections) 252194-LPP-90-SW-L00-DSE-L-0101-REV-C6 (Detailed section courtyard landscape, sheet 1) 252194-LPP-90-SW-L00-DSE-L-0102-REV-C7 (Detailed section courtyard landscape, sheet 2) 252194-LPP-90-SW-L00-DSE-L-0103-REV-C7 (Detailed sections Venice street sheet 1) 252194-LPP-90-SW-L00-DSE-L-0107-REV-C4 (Detailed Sections Courtyard Landscape Sheet 3) 252194-LPP-90-SW-L00-DSE-L-0108-REV-C6 (Detailed Sections Courtyard Landscape Sheet 4) 252194-LPP-90-SW-L00-SSP-L-0600 (Landscape NBS Specification) 252194-LPP-95-SW-L00-DET-L-0210-REV-C8 (Yorkstone paving) 252194-LPP-95-SW-L00-DET-L-0215-REV-C5 (Typical paving details: Sheet 01)

Condition Wording	Partial or Full Discharge	Documents Submitted
<i>proposals do not hold any hotel uses and no further action is required in relation to this condition]</i> <i>The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place</i>		252194-LPP-95-SW-L00-DET-L-0216-REV-C7 (Typical paving details: Sheet 02) 252194-LPP-95-SW-L00-DET-L-0217-REV-C7 (Typical paving details: Sheet 03) 252194-LPP-95-SW-L00-DET-L-0218-REV-C7 (Courtyard paving build ups and slab joints) 252194-LPP-95-SW-L00-DET-L-0402-REV-C2 (Walls 01/01 setting out) 252194-LPP-95-SW-L00-DET-L-0403-REV-C4 (Walls 01/02 setting out) 252194-LPP-95-SW-L00-DET-L-0404-REV-C2 (Walls 01/03 setting out) 252194-LPP-95-SW-L00-DPL-L-0010-REV-C13 (Detail Hard Landscape Plan 1 of 2) 252194-LPP-95-SW-L00-DPL-L-0011-REV-C12 (Detail Hard Landscape Plan 2 of 2) 252194-LPP-95-SW-L00-DPL-L-0012-REV-C5 (Venice Street Works) 252194-LPP-90-SW-L00-DPL-L-0021-REV-C3 (GA Setting out) Part (b) tree species, size, tree pit 252194-LPP-90-SW-L00-DET-L-0470-REV-C4 (typical tree pits) 252194-LPP-90-SW-L00-DSE-L-0109-REV-C5 (Detailed Sections Courtyard Landscape Sheet 5) 252194-LPP-90-SW-L00-DSE-L-0110-REV-C4 (Detailed Sections Courtyard Landscape Sheet 6) Part (d) street furniture -seating, bins & lighting 252194-LPP-95-SW-L00-DET-L-0401-REV-C5 (Low walls: Sections & Bench tops) 252194-LPP-95-SW-L00-DET-L-0441-REV-C4 (Circular planter) 252194-LPP-95-SW-L00-DET-L-0480-REV-C6 (Lighting: Co-ordinated proposals) Part (e) external steps and rails 252194-LPP-90-SW-L00-DPL-L-0013-REV-C5 (steps and ramps) 252194-LPP-95-SW-L00-DET-L-0400-REV-C9 (Low walls: elevations) 252194-LPP-95-SW-L00-DET-L-0430-REV-C10 (Canal walls / glass balustrade) 252194-LPP-95-SW-L00-DET-L-0432-REV-C3 (Elevation of Canalside Wall & Balustrade) 252194-LPP-95-SW-L00-DET-L-0435-REV-C3 (Canal interface: Existing wall scope sheet 01) 252194-LPP-95-SW-L00-DET-L-0460-REV-C10 (Steps 1 of 2) 252194-LPP-95-SW-L00-DET-L-0461-REV-C10 (Steps 2 of 2) 252194-LPP-95-SW-L00-DET-L-0462-REV-C4 (Handrails) Part (g): Whitworth St & Princess St trees 252194-LPP-90-SW-L00-DSE-L-0105-REV-C8 (Detailed sections Princess St)

Condition Wording		Partial or Full Discharge	Documents Submitted
			252194-LPP-90-SW-L00-DSE-L-0106-REV-C8 (Detailed sections Whitworth St)
18	Signage and furniture fixings In relation to the ground floor units the following details shall be submitted and agreed in writing before first occupation of the units: (a) a signage strategy; (b) a layout and design strategy for any outside furniture and associated fixtures and fittings; The development shall thereafter be fully implemented in accordance with these details.	Full discharge	Part (a) signage strategy - Manchester New SQ – Site Wide Signage Strategy, prepared by Simpsonhaugh, dated 26 April 2023 Part (b) outdoor layout - Please refer to documents outlined above in relation to condition 9: - Part (a) Hard Landscaping Details; - Part (d) street furniture -seating, bins & lighting; - Part (e) external steps and rails

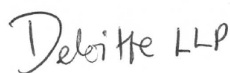
Summary

In addition to the document listed in Table 1 and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-12080221.

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. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of condition 9 and 18 as outlined above. If you require any further details, please do not hesitate to contact my colleague Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.