

12 July 2023

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

Dear Angela,

Port Street– Application for Discharge of Conditions
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 multiple Conditions 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 A) <i>Information is being submitted in relation to Part A following site visits in April and May where the case officer confirmed acceptance of the materials presented.</i> <i>A subsequent application will be made following approval via site visit with full sized samples and submission of a supported quality control management strategy (Part C) as well as a Circular Economy Statement (Materials) (Part B) to fully discharge this condition.</i>	Port Street – Hand Samples Pack (Ref. 10376-Z0-SHP-A180-RP-XX-MCC01 Rev P02) dated June 2023 prepared by Simpson Haugh to partially submit Part A
8	<i>No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:</i> <i>1. A phased programme and methodology of investigation and recording to include: - archaeological evaluation trenching; - pending the results of the above, an open-area excavation (subject to a revised WSI).</i> <i>2. A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance.</i>	Full Discharge* <i>*Application Ref. CDN/22/0865 discharged the first element (approval of WSI) of the condition. A Post-Excavation Report is being submitted to fully discharge this condition.</i>	Post-Excavation Report dated 8th June 2023 prepared by Salford Archaeology

	3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.		
42	No above ground works shall commence until final details of the wind mitigation to the level 7 terraces and public realm shown in dwgs 10376-SHP-Z0-A-B5D8-G200-PL-07-001 Rev PO2 and Landscape Strategy 0894-RFM-XX-ZZ-RP-L-0001-S2 P04 and confirmation from a suitably qualified Wind Consultant that this would be adequate shall be submitted to and approved in writing. The approved scheme shall be implemented prior to any use of the terrace and public realm commencing and thereafter retained and maintained in situ.	Full Discharge	Wind Microclimate Report dated 5th July 2023 prepared by GIA.

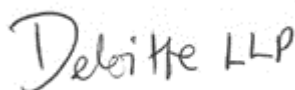
Application Submission

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.

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.