

17th March 2023

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir / Madam,

5 Angel Square Corporation Street Manchester M4 4DU
Planning Permission 123438/FO/2019 – Request to discharge conditions 7, 10 & 11

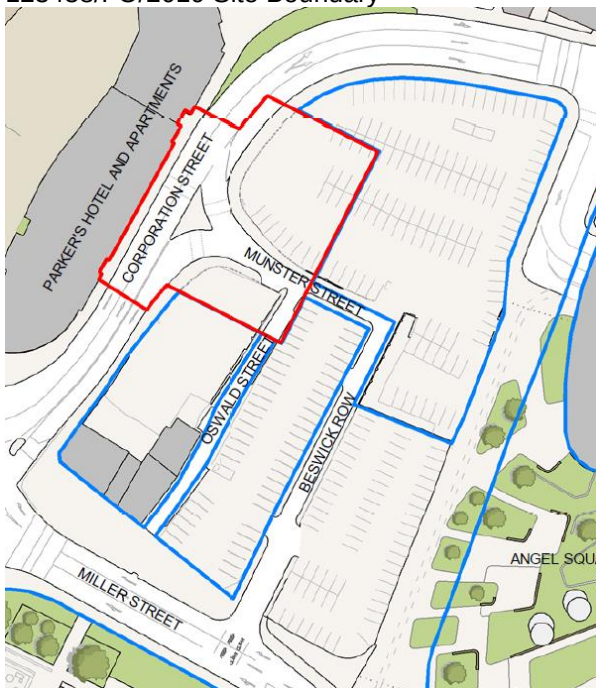
Please find enclosed a discharge of condition application relating to planning permission no. 123438/FO/2019. Permission was granted on 31st July 2019 for:

Construction of a single storey primary substation on Corporation Street and Munster Street comprising a switch house and a transformer compound, together with related landscaping, access and highways' works, network connections and associated works.

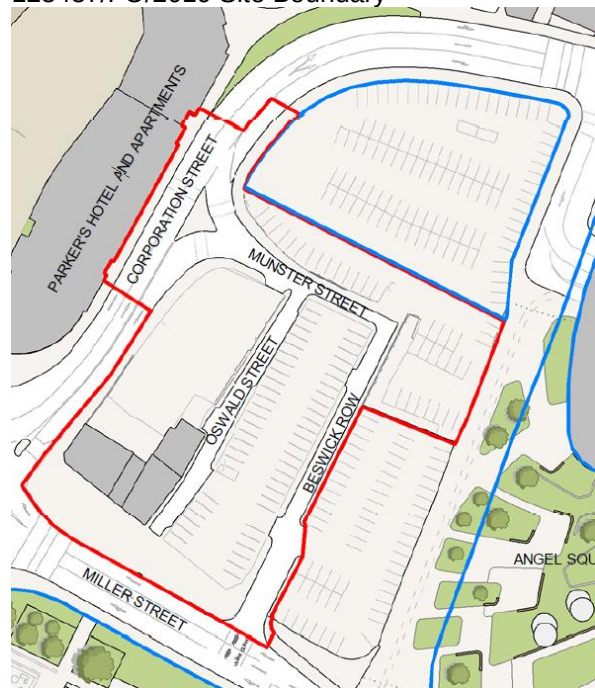
Under the non-material change 129720/NMC/2021, these conditions have been deferred to be linked to the pre-occupation of NOMA Plot 4 (123437/FO/2019) as the schemes have been delivered together.

Information submitted to discharge the above conditions as detailed in the table below relates to the combined scheme which includes the application area indicated below.

5 Angel Square Substation
123438/FO/2019 Site Boundary



4 Angel Square
123437/FO/2019 Site Boundary



No.	Description	Information submitted
7	Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include: - Verification reporting providing photographic evidence of construction; - Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.	4 Angel Square SuDS Verification for the Discharge of Planning Condition. - <i>SuDS file note from Buro Happold for the combined Primary Substation and Plot 4.</i> <i>The drainage to the substation scheme is minimal but it connects into the wider SuDS system.</i>
10	Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following: - Footway improvement and reinstatement works around the perimeter of the application site including provision of street trees. These footway improvements shall include details of materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building/public realm; - Alternation/re-instatement works to the highway to create new access including modification to the signalised junction at Corporation Street/Munster Street and new signage.	NOMA Plot P revised S278 dwgs – Correspondence - <i>Approval via email of Section 278 design</i> 073521-CUR-00-XX-CA-C-92008 073521-CUR-00-XX-CA-C-92009 073521-CUR-00-XX-DR-C-95001 073521-CUR-00-XX-DR-C-95002 073521-CUR-00-XX-DR-C-95003 073521-CUR-00-XX-DR-C-95004 073521-CUR-00-XX-DR-C-95005 073521-CUR-00-XX-DR-C-95006 073521-CUR-00-XX-DR-C-95007 073521-CUR-00-XX-DR-C-95008 - <i>Section 278 design pack prepared by Curtins</i>
11	Prior to the first use of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials of hard landscaping etc) shall be submitted to and approved in writing by the City Council as local planning authority.	Condition 12a Correspondence - <i>Review of paving sample panel via email correspondence between B+K and MCC</i> NP4-PLA-04-XX-DR-L-0002 NP4-PLA-04-XX-DR-L-1000 NP4-PLA-04-XX-DR-L-1001 NP4-PLA-04-XX-DR-L-2000 NP4-PLA-04-XX-DR-L-2002 NP4-PLA-04-XX-DR-L-2004 NP4-PLA-04-XX-DR-L-2009 NP4-PLA-04-XX-DR-L-3001 NP4-PLA-04-XX-DR-L-4001 NP4-PLA-04-XX-DR-L-5000 NP4-PLA-04-XX-DR-L-5004 NP4-PLA-04-XX-DR-L-5009 NP4-PLA-04-XX-DR-L-5017 NP4-PLA-04-XX-DR-L-5019 NP4-PLA-04-XX-DR-L-5020 - <i>Landscape design pack prepared by Planit_IE</i>

The application has been submitted online via the Planning Portal, ref: PP-12017994

I trust the information detailed above in conjunction with the completed application form and application fee are sufficient to discharge the conditions.

Should you have any question or require additional information, please do not hesitate to contact me.

Yours faithfully



Peter Mickleburgh