

Lucy Harrison
Planning and Development
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Email Claire.pegg@cushwake.com
Direct +44 (0)161 235 7638
Mobile +44 (0)7877 661883

19th June 2023

Dear Lucy,

Details required to discharge conditions 10, 11, 14(a), 15, 16 and 35 pursuant to application ref. 129406/FO/2021 at Land at Deansgate South, Manchester

Cushman & Wakefield, on behalf of Fusion Manchester DevCo Ltd, hereby apply to Manchester City Council to discharge conditions 10, 11, 14(a), 15, 16 and 35 pursuant to application ref: 129406/FO/2021.

Condition 10: Programme for External Material Samples

Condition 10 states:

Prior to the commencement of development a programme for the submission of samples and specifications of all materials to be used on all external elevations of the development, including details of full sized sample panels, shall be submitted to and approved in writing by the local planning authority. Samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

The following document is submitted:

- DSM – Materials Sample Programme

The submitted programme sets out that details of the full size sample panel will be submitted in September 2023, with the sample panel then available to view 20 weeks later in March 2024.

Condition 11: Programme for Details of Public and Private Realm Works

Condition 11 states that:

a. Prior to the commencement of development a programme for the submission of final details of the public and private realm works for the development shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

a. Details of the proposed hard landscape materials;

- b. Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements within the public highway and for the areas between the pavement and the line of the proposed building;*
- c. Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;*
- d. A strategy detailing on-going maintenance of the proposed trees;*
- e. Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;*
- f. Details of any external furniture including seating, bins and lighting;*

b. The above details shall then be submitted to and approved in writing by the local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 10 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 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.

The following document is submitted:

- DSM – Public and Private Realm Programme

The submitted programme shows that details will be provided across September and October 2023, ahead of their implementation in later 2026/early 2027.

Condition 14: Television Reception

Condition 14 states:

Before development commences, studies containing the following with regard to television reception in the area of the site shall be submitted to and approved in writing by the local planning authority.

- a) Measure the existing television signal reception within the potential impact areas identified in the Television and Radio Reception Impact Assessment Issue 0.3 dated 07/01/2021 by GTech Surveys Limited before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.*
- b) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above. The measures identified must be carried out either before the building is first*

occupied or within one month of the study being submitted to the local planning authority, whichever is the earlier.

The following report is submitted in order to discharge part a of condition 14:

- Television Baseline Survey Report, prepared by PagerPower

Condition 15: Radar Mitigation Scheme

Condition 15 states:

Development shall not commence on site unless and until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with NATS (En Route) PLC and submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved RMS.

The following information is submitted in order to support the discharge of condition 15:

- Radar Mitigation Discharge Note
- 25.05.2023 email from Sacha Rossi, NATS

The submitted information sets out that the site is on the edge of the 15km safeguarding distance from Manchester Airport, as advised by WPAC. NATS were subsequently engaged with and have confirmed in the submitted email correspondence that they do not consider a radar mitigation scheme to be required. The submitted information therefore sets out why it is considered appropriate for there to not be a radar mitigation scheme. It is also noted that Manchester Airport Group did not object or request any conditions in their consultee response to the original application.

Condition 16: Obstacle Lighting Scheme

Condition 16 states:

Development shall not commence unless and until a scheme for the provision of obstacle lighting has been submitted to and approved in writing by the local planning authority, in consultation with the Aerodrome Safeguarding Authority for Manchester Airport. The approved obstacle lighting scheme shall be implemented before first occupation of the development and retained thereafter.

The following document has been submitted:

- Aviation Lighting Scheme, prepared by PagerPower

The report sets out that the proposed building has been reviewed against the relevant guidance and concludes that it is not of sufficient height to be considered an obstacle and thus require obstacle lighting. As such, the report concludes that obstacle lighting is not required.

Condition 35: Obscuration of Mezzanine Windows

Condition 35 states:

Prior to commencement of the development hereby permitted a scheme for obscuration of the three windows at mezzanine level in the north elevation of the building shall be submitted to and approved

in writing by the local planning authority. The three windows when installed shall be obscured in accordance with the approved scheme and shall thereafter be maintained in perpetuity.

The following drawing has been submitted:

- 20269-0390-P-00 (East Elevation Screening)

The drawing shows the proposal for a reeded glass film to be applied to the three relevant windows on the mezzanine level to prevent overlooking.

Conclusion

The application has been submitted, and the requisite application fee paid, via the Planning Portal with portal reference PP-12250525.

I trust that you have all of the necessary information to approve these details and discharge the relevant conditions, however if you have any queries please do not hesitate to contact me.

Yours sincerely



Claire Pegg MRTPI MRICS
Associate, Cushman & Wakefield Planning