

25 May 2023

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

FAO Angela Leckie

Dear Angela

**Factory, Manchester – Application for Discharge of Conditions 4, 5, 6, 18 and 23 of Planning Permission
Ref: 130034/JO/2021 (as amended)**

Please find enclosed a condition discharge application in relation to Factory, Manchester, Planning Permission Ref: 130034/JO/2021 (as amended). The application is submitted by Manchester City Council ('the Applicant').

This application is submitted to discharge conditions 4, 5, 6, 18 and 23, attached to Planning Permission 130034/JO/2021 (as amended).

Planning Permission Reference 130034/JO/2021 (as amended) approved the following description of development:

"Variation of planning condition 2 (approved dwgs) (Changes to comprise: change to the material and appearance of the theatre cladding system; expansion of the picture window, changes to the back-of-house towers (substitution from channel glass to translucent film and use of curtain wall to part elevation), omission of the cladding to the external truck lift and alternative corner protection and amendments to align with submission of information in respect of the detailed design of the public realm ((including changes to facilitate alignment with a prohibition of driving order to part of of Water Street) (application ref no CDN/20/0187)) attached to application ref no 119890/VO/2018 as amended by 121792."

Conditions Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for discharge of Conditions 4, 5, 6, 18 and 23 which relate to landscaping, lighting, drainage, secure by design, and other information in order to lawfully implement the proposed development (ref: 130034/JO/2021) (as amended).

The conditions are required for discharge before operations and events commence in order to ensure that the permission has been lawfully implemented. A summary of the condition wording and information submitted is set out under each respective heading below.

Table 1 below confirms the documents submitted in support of this application.

Table 1: Condition, Full/Partial Discharge and Information Submitted

	Condition Wording	Partial or Full Discharge	Documents Submitted
4	Landscaping <i>“The proposed public realm shall be implemented in accordance with the following:</i> <i>(a) hard and soft landscaping:</i> <i>Dwgs MF-PLA-XX-GF-DR-L-10-0004-S4-P05, MF-PLA-XX-GF-DR-L-10-1000-D2-P10 , MF-PLA-XX-GF-DR-L-10-1001-D2-P08, MF-PLA-XX-GF-DR-L-10-2000-D2-P04, MF-PLA-XX-GF-DR-L-10-5000-D2-P05, MF-PLA-XX-GF-DR-L-10-5001-D2-P03, MF-PLA-XX-GF-DR-L-10-5002-D2-P02; MF-PLA-XX-GF-DR-L-10-5005-D2-P01,MF-PLA-XX-GF-DR-L-10-5006-D2-P01, MF-PLA-XX-GF-DR-L-10-5007-D2-P05, MF-PLA-XX-GF-DR-L-10-5008-D2-P04, MF-PLA-XX-GF-DR-L-10-5009-D2-P01,MF-PLA-XX-GF-DR-L-10-7014-D2-P10, MF-BHE-XX-XX-DR-C-01-0280 and MF-BHE-XX-XX-DR-C-01-0281</i> <i>PL1803-ID-022-00 The Factory - Discharge of Condition 4A; and</i> <i>Deloitte's e-mail dated 11-10-21 in relation to concrete and in ground pulsating lighting feature 08-12-21</i> <i>subject to final sign off of the following:</i> <i>(i)submission of final details of the layout and spacing of in situ poured concrete pavement sections to Festival Square and Factory Square and a quality control statement;</i> <i>(ii)viewing of a samples of all hard landscaping materials and typical intersections in situ on site;and</i> <i>(iii)agreement of final details of tactile route through Festival Square.</i> <i>(b) Tree Details:</i> <i>DISCHARGE OF CONDITION 4B- THE FACTORY PUBLIC REALM REF. 119890/VO/2018</i> <i>Dwgs MF-PLA-XX-GF-DR-L-10-6002 D2 REV P06, MF-PLA-XX-GF-DR-L-10-6001-D2-P06, MF-PLA-XX-GF-DR-L-10-6002-D2-P06; and</i> <i>TREE OFFICER RESPONSES 2021-03-12</i>	Full Discharge	○ Typical Hardworks Details Wayfinding Paving (ref: MF-PLA-XX-GF-DR-L-10-5005-C03) prepared by Planit-ie ○ Hardworks General Arrangement Ground Floor (ref: MF-PLA-XX-GF-DR-L-10-1000-C09) prepared by Planit-ie ○ Setting Out – Area A For Jointing & Covers (ref: MF-PLA-XX-GF-DR-L-10-3022-C06) prepared by Planit-ie ○ Setting Out – Area B For Jointing & Covers (ref: MF-PLA-XX-GF-DR-L-10-3023-C02) prepared by Planit-ie ○ Setting Out – Area C For Jointing & Covers

Condition Wording		Partial or Full Discharge	Documents Submitted
	<i>(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development:</i> <i>Section 4.1 Biodiversity The Factory Public Realm Design and Access Statement and Dwg MF-PLA-XX-GF-DR-L-10-2000-D2-P04.</i> <i>with provision of two bird boxes and two bat boxes to the roof of the development (final design to be developed through a Manchester International Festival (MIF) public engagement exercise)."</i>		(ref: MF-PLA-XX-GF-DR-L-10-3024-C03) prepared by Planit-ie - Setting Out – Area D For Jointing & Covers (ref: MF-PLA-XX-GF-DR-L-10-3025-C04) prepared by Planit-ie - Site visit took place on-site on 10th May 2023 to discharge part (aii) of condition - Photos submitted in lieu of quality control statement to discharge part (ai) of condition
5	Lighting <i>"Before first occupation of the development, the development hereby approved shall include a building lighting scheme during the period between dusk and dawn. Full details of such a scheme, including details of the proposed feature art and light installations within the undercroft of the building and how the impact on occupiers of nearby properties will be mitigated, should be submitted to and approved in writing by the City Council as local planning authority. External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. The development shall be carried out in accordance with the approved scheme."</i>	Full Discharge NB the proposed feature art and light installations within the undercroft of the building no longer proposed – not applicable.	- External Lighting - Light Pollution Study prepared by BDP - Lighting Schedule - External Lighting prepared by BDP - Lighting Criteria Table - External lighting prepared by BDP - Lighting Specification – External prepared by BDP - Lighting control documents by Laing O'Rourke

Condition Wording		Partial or Full Discharge	Documents Submitted
			○ Drawings prepared by BDP, with references: ○ MF-BDP-TH-GF-DR-E-70-8002-C03 ○ MF-BDP-WH-GF-DR-E-70-8002-C03 ○ MF-BDP-XX-XX-DR-E-70-8092-C04 ○ MF-BDP-XX-XX-DR-E-70-8093-C02 ○ MF-BDP-XX-XX-DR-E-70-8094-C02 ○ MF-BDP-XX-XX-DR-E-70-8095-C01 ○ MF-BDP-XX-XX-DR-E-70-8096-C01
6	Secure by Design <i>"The development shall be implemented and operated in accordance with the recommendations within the Crime Impact Statement, prepared by Greater Manchester Police (dated 4 October 2016). The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation."</i>	Full discharge	○ Secure by Design Letter of Comfort
18	Drainage Management <i>"Prior to first occupation of the development, a drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning</i>	Partial Discharge	○ Drainage verification details by Buro Happold

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	<i>authority and agreed in writing. The drainage management and maintenance plan shall include as a minimum:</i> <i>(a) The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by The St. John's Management Company; and</i> <i>(b) Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime."</i>		
23	Signage, Lighting, and Other Information <i>"Prior to commencement of the use of the building full details of the following shall be submitted to and agreed in writing by the City Council as Local Planning Authority:</i> <i>(a)Details of method to protect from the risk of falling at the interface of the ramp and seating steps;</i> <i>(b)Details of bin design within the public realm;</i> <i>(c)Details of the River Wall Balustrade;</i> <i>(d)Details of a signage strategy in relation to way finding within the development and associated public realm;</i> <i>(e)Building and public realm lighting scheme;</i> <i>(f)Details and location of traffic calming measures and management of crossings within public realm;</i> <i>(g)Details of illuminated with art work projections;</i> <i>(h)Seating column rings; and</i> <i>(i)Implementation programme for items (a) to (h)</i> <i>and shall then be implemented in accordance with the approved details and implementation programme</i> <i>In terms of the illuminated with art work projections:</i>	Full Discharge NB there is no way-finding signage within the red line boundary NB there is no provision of bins within the red line boundary NB part (g) no longer proposed – not applicable NB part (i) programme not applicable as items (a) to (h) are built out	○ Lighting Schedule - External Lighting prepared by BDP ○ Lighting Criteria Table - External lighting prepared by BDP ○ Lighting Specification – External prepared by BDP ○ Details of bin design by Bigbelly ○ Furniture General Arrangement (MF-PLA-XX-GF-DR-L-10-4000-C13) ○ Bollard Arrangement Ground Floor (MF-PLA-XX-GF-DR-L-10-4002-C09)

Condition Wording	Partial or Full Discharge	Documents Submitted
<i>(a)No individual projection shall contain moving images, animation, video or full motion</i> <i>images or any images that resemble road signs, traffic lights or traffic signs.</i> <i>(b)No individual projection shall be displayed for duration of less than 10 seconds.</i> <i>(c)Controls shall be in place to ensure smooth uninterrupted transition of projections displayed.</i> <i>(d)There should be a mechanism in place such as a sensor designed to adjust the brightness to changes in ambient light levels.</i> <i>(e)A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.”</i>		○ Typical Furniture Details Solid Granite Rings (MF-PLA-XX-GF-DR-L-10-7004-C02) ○ Typical Furniture & Hardworks Details Handrails & Steps (MF-PLA-XX-GF-DR-L-10-7005-C06) ○ Typical Furniture Details Retaining Wall RW2 (MF-PLA-XX-GF-DR-L-10-7007-C06) ○ River Wall Balustrade Detail – Ba2 (MF-PLA-XX-GF-DR-L-10-7017-C07) ○ River Wall Balustrade Detail – Ba1 (MF-PLA-XX-GF-DR-L-10-7018-P03) ○ Drawings prepared by BDP, with references: ○ MF-BDP-TH-GF-DR-E-70-8002-C03 ○ MF-BDP-WH-GF-DR-E-70-8002-C03 ○ MF-BDP-XX-XX-DR-E-70-8092-C04

Condition Wording		Partial or Full Discharge	Documents Submitted
			- MF-BDP-XX-XX-DR-E-70-8093-C02 - MF-BDP-XX-XX-DR-E-70-8094-C02 - MF-BDP-XX-XX-DR-E-70-8095-C01 - MF-BDP-XX-XX-DR-E-70-8096-C01

Summary

In addition to the documents 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-12161955.

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 discharge of conditions 4, 5, 6, 18 and 23, as outlined above. If you require any further details, please do not hesitate to contact my colleagues Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely



Deloitte LLP

Encl.