

09th February 2023

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

Dear Sir / Madam,

4 Angel Square Corporation Street Manchester M4 4DU
Planning Permission 123437/FO/2019 – Request to discharge conditions 7b, 13, 16a, 18, 19, 25 & 27

Please find enclosed a discharge of condition application relating to planning permission no. 123437/FO/2019. Permission was granted on 26th July 2019 for:

Demolition of existing buildings to facilitate construction of an 11 storey building with external terrace to form a mixed use development comprising office use (Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4, B1 and D2); creation of a new public square and associated landscaping, undercroft car and cycle parking, provision of plant and servicing and related access and highways' works and associated works

No.	Description	Information submitted
7b	Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority	Local benefit and Social value report - <i>This report confirms the social value performance on 4 Angel Square</i>
13	Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.	10257-SHP-Z1-RF-PL-A-B5D3-G200-001 - <i>Marked up roof plan showing locations and specifications of bat and bird boxes in line with ecology report</i>
16a	Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.	NP4-BHE-04-XX-RP-Y-0004 Buro Happold Planning Report – Acoustics & Vibration - <i>Acoustic report updated to incorporate Appendix B – Annotated Rooftop Plant Noise Break-out assessment.</i> NP4-SES-XX-XX-0001 - <i>Subcontractor Rooftop Plant Acoustic information</i>
18	Prior to the first use of the development, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the residential element and thereafter retained and maintained in situ.	NP4-SES-XX-XX-0002 - <i>Subcontractor ventilation strategy</i>
19	The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.	NP4-PLA-04-XX-DR-L-4001 Lighting Strategy Plan - <i>External lighting strategy by Landscape Architect</i> D38478/RD/R - <i>Subcontractor external lux plots</i>
25	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.	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 - Section 278 design pack prepared by Curtins
27	Notwithstanding the TV reception survey stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, within one month of the practical completion of the and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a 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 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 City Council as local planning authority, whichever is the earlier.	Planning Condition 27 - Television Signal Reception Impact Assessment - Survey undertaken by GTech Surveys Limited dated February 2023

The application has been submitted online via the Planning Portal, ref: PP-11917700

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