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30th March 2023

FAO: Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear Jen,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ST MICHAELS, MANCHESTER (APPLICATION REFERENCE: 131612/JO/2021)
APPLICATION TO DISCHARGE CONDITIONS CMP (4) AND WHEEL WASH (45)**

Please find enclosed a planning application to discharge conditions regarding the construction management plan (4) and wheel washing facilities (45) of planning consent ref: 131612/JO/2021 (as amended by consents 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) concerning development on land bounded By Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The application has been made on behalf of the applicant, Jacksons Row Developments Limited, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP-12061278)

DISCHARGE OF CONDITIONS

The development is to be constructed in phases, as follows:-

Phase 1 – Demolition of the Sir Ralph Abercromby pub kitchen - complete
Phase 2 – Construction of office building
Phase 3 – Construction of hotel and residential tower

A previous condition discharge consent approved a comprehensive construction management plan and wheel wash facilities details for the site as a whole (reference: CDN/20/0725). This new application seeks to approve details specifically in relation to Phase 3 alone. The details with this application supplement the originally approved CEMP (reference: Construction & Environmental

Management Plan Planning Condition 4 & 45, Zerum, Revision 5, 3rd February 2021) and wheel wash facilities details. Should there be any conflict between the site-wide CEMP and the Phase 3 CEMP documents, the information submitted in respect of Phase 3 will take precedence.

This discharge of condition application is supported by documents which have been outlined in the table below, against the condition and detail to which they relate.

No	Condition	Information Submitted
4	The development shall be carried out in accordance with the Construction Management Plan 'Zerum Construction & Environmental Management Plan Condition 4 & 45 Rev 5' as approved on 9/3/21 under consent referenced CDN/20/0725 and 'Bowmer + Kirkland, St Michaels Construction Works Office Building/Retained Building Construction Environmental Management Plan, Rev B' as approved under consent referenced CDN/21/0642. In cases where these two documents conflict, the Bowmer + Kirkland document shall take precedence. Prior to the commencement of Phase 3 (as defined by Condition 51) an updated Construction Management Plan shall be submitted to, and approved in writing, by the City Council as local planning authority. Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)	- Construction & Environmental Management Plan Planning Condition 4 & 45 Revision 5 3rd February 2021 Prepared by Zerum Resubmitted for reference - Domis Construction Management Plan Project: St. Michaels Development Phase Three Date: 12/12/2022 Revision: 2
45	Phase 2 of the development (as defined by Condition 51) shall be carried out in accordance with the 'Bowmer + Kirkland St Michaels Construction Works Office Building/ Retained Building Wheel Wash Information' approved under consent referenced CDN/21/0642. Prior to the commencement of Phase 3 (as defined by Condition 51) a wheel wash management scheme for that phase shall be submitted to and approved in writing by the City Council as local planning authority prior to work on that Phase commencing on site. Reason: In the interests of pedestrian and highway safety, pursuant to policies SP1 and DM1 of the Core Strategy.	Domis Construction Management Plan Project: St. Michaels Development Phase Three Date: 12/12/2022 Revision: 2

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "DSE" followed by a stylized flourish.

Diane Ellis
Associate Director