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10th February 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 AS AMENDED BY
133317/NMC/2022, 134638/NMC/2022 AND 135828/NMC/2022)
APPLICATION TO DISCHARGE GROUND CONDITION (11) FOR PHASE 2**

Please find enclosed a planning application to discharge shopfront details (condition 11) in respect of Phase 2 (No. 1 St Michaels) of planning consent ref: 131612/JO/2021 as amended by consent 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-11927776)

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

The approach to discharging condition 11 (shopfronts) is on a phase by phase basis. Discharge is only sought in relation to Phase 2 through this submission.

This discharge of condition application provides the documents for Phase 2, as outlined in the table below, against the condition and detail to which it relates.

No	Condition	Information Submitted																																
11	No above ground construction to each part of development shall take place unless and until a detailed design guide for all shop fronts and commercial unit frontages in that part has been 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 to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.	Please note that although the condition requires a guide to be submitted to inform the design of future shopfronts, all shopfronts will be installed as part of the main build. The drawings submitted therefore illustrate the actual shopfronts which will be installed. <table><tr><th>Dwg</th><th>Rev</th></tr><tr><td colspan="2">Architectural GA Elevations:</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-2021</td><td>c05</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-2022</td><td>c03</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-2023</td><td>c04</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-2024</td><td>c05</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-2025</td><td>c02</td></tr><tr><td colspan="2">Architectural External Wall System Types</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-3050</td><td>c04</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-3052</td><td>c05</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-3053</td><td>c05</td></tr><tr><td colspan="2">Architectural Glazing design intent details</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-3030</td><td>c02</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-3036</td><td>c01</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-3039</td><td>c02</td></tr><tr><td>63068-HOD-ZZ-ZZ-DR-A-3063</td><td>c01</td></tr></table>	Dwg	Rev	Architectural GA Elevations:		63068-HOD-ZZ-ZZ-DR-A-2021	c05	63068-HOD-ZZ-ZZ-DR-A-2022	c03	63068-HOD-ZZ-ZZ-DR-A-2023	c04	63068-HOD-ZZ-ZZ-DR-A-2024	c05	63068-HOD-ZZ-ZZ-DR-A-2025	c02	Architectural External Wall System Types		63068-HOD-ZZ-ZZ-DR-A-3050	c04	63068-HOD-ZZ-ZZ-DR-A-3052	c05	63068-HOD-ZZ-ZZ-DR-A-3053	c05	Architectural Glazing design intent details		63068-HOD-ZZ-ZZ-DR-A-3030	c02	63068-HOD-ZZ-ZZ-DR-A-3036	c01	63068-HOD-ZZ-ZZ-DR-A-3039	c02	63068-HOD-ZZ-ZZ-DR-A-3063	c01
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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,



Diane Ellis
Associate Director