

Your Ref: PP-11682949

29 November 2022

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

Dear Angela

Application to discharge Conditions 8b and 8c of planning permission reference: 122258/JO/2018 at Oxygen Tower, Store Street, Manchester, M1 2FS

I am writing to you on behalf of my client, Property Alliance Group ('the Applicant'), who is seeking to discharge conditions 8b and 8c of planning permission reference 122258/JO/2018 in relation to Oxygen Tower, Store Street, Manchester, M1 2FS.

Planning permission was granted by Manchester City Council on 16th May 2022 under application reference 122258/JO/2018 for the following development:

"S73(a retrospective) (Minor Material Amendment) application to amend conditions 2 (approved drawings - to allow for inclusion of an additional 24 apartments, changes to car parking provision (reduction from 109 to 63 spaces), relocation of communal swimming and gym facilities to basement and revisions to the façade / elevations, 3 (Code for Sustainable Homes) (amendments to Energy Strategy) and 9 (Public Realm Works) attached to application ref no 115545/FO/2017 (Resubmission of application ref no 110276 (Demolition of existing buildings and erection of 12 townhouses and 345 (109 x one bed and 236 x 2 bed) apartments, ground floor commercial unit (243sq. m, Use Classes A1, A2, B1 and D1 (excluding places of worship, church halls, public halls and non- residential education and training centres) within a part 31, part 15, part 9 storey building, 77 basement and 20 surface parking spaces, 180 cycle parking spaces, ancillary tenant amenity facilities including outdoor communal amenity space at roof level above the 9 and 15 storey elements , associated hard and soft landscaping and other associated works including servicing access and 9 off site parking spaces). Amendments comprise addition of 3 residential units (2 x penthouse and 1x 2 bed), amendments to bedroom numbers in townhouses, increase in height (for penthouse) to 32 storeys, removal of one amenity space and addition of 2 x parking spaces)) in conjunction with application ref no 122929."

Conditions 8b and 8c

Conditions 8b and 8c of application reference 122258/JO/2018 states:

"8) Prior to the occupation final details of the public realm works and highway works as shown in dwg numbered PL1502-1B2-P-002-02, PL1502-1B2-P-003-03, PL1502-1B2-P-004-03, PL1502-1B2-P-101-03, PL1502-1B2-P-201-03, PL1502-1B2-P-301-03 and PL1502-1B2-P-401-03 shall be submitted and approved in writing by the City Council as Local Planning Authority.

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;

(c) A strategy for the planting of street trees within the pavements on Great Ancoats Street, Store Street and Millbank Street; including details of overall numbers, size, species and planting specification, constraints to further planting and details of on going maintenance;"

Supporting Information

To support this application to discharge parts b and c of Condition 8 of application reference 122258/JO/2018, the following information has been submitted via the Planning Portal:

- This covering letter;
- Application form, relevant land ownership certificate (duly signed) and relevant planning application fee;
- Site Location Plan and Elevations (drawing ref 05393 B1_02_9200);
- Planting Plan (drawing ref: 0789-RFM-XX-00-DR-L-0003 rev C02);
- Bespoke Tree Planter Details 1 (drawing ref: 0789-RFM-XX-00-DR-L-8001T03);
- Bespoke Tree Planter Details 2 (drawing ref: 0789-RFM-XX-00-DR-L-8002 T03); and,
- Photos of installed planters.

Fee

The planning application fee of £148.20 (inclusive of the Planning Portal's administrative charge) has been paid by BACS directly to the Planning Portal.

I trust the above is sufficient to discharge Conditions 8b and 8c of planning permission reference 122258/JO/2018. If you have any queries, please contact me.

Yours sincerely,



Emily Davies

Associate Director

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For and on behalf of Avison Young (UK) Limited