

10 August 2022

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

Dear David,

Globe and Simpson, St John's, Manchester - Application for Discharge of Conditions 4, 5 and 6 for Planning Permission Reference 125222/JO/2019

Please find enclosed a Condition Discharge application submitted by Manchester Quays (G&S) Developments Limited, for the discharge of Planning Conditions 4, 5 and 6 attached to Planning Permission 125222/JO/2019, relating to the Globe and Simpson ('G&S') development in St John's, Manchester City Centre.

For clarity, the original Planning Permission (Reference 121721/FO/2018) approved the following description of development:

"Erection of a 9 storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and / or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works."

This application was granted permission on 18 January 2019 and was subsequently amended on 29 January 2020 via Planning Permission reference 125222/JO/2019. The amendment application sought external façade changes to the building and amended wording of planning conditions to allow for the timely submission of information in line with the construction of the scheme.

The remainder of this letter sets out the condition wording and information submitted in order to discharge conditions in line with the construction programme under each heading.

Condition 4 – Paving and Surfacing Strategy

Condition 4 is worded as follows:

“Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around the site shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before that relevant phase of the development hereby approved is first occupied.”

In order to provide the details requested by Condition 4, Exterior Architecture have prepared a Public Realm Strategy for the St John’s Estate that provides details of all public footpaths, vehicular crossings and vehicular carriageways within the Globe and Simpson area, including dropped kerbs. Further detail on specific areas sections of the public realm can be identified within the additional drawings which have been submitted with this application.

Within the public realm defined by St John’s Place and Globe and Simpson a natural pallet is proposed. The proposals directly respond to the geometry of Globe and Simpson to create a change in character and helps define this space within the overall masterplan.

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 4 should be formally discharged.

Condition 5 – Landscaping Material Samples Programme

Condition 5 is worded as follows:

“Prior to the commencement of the development, other than enabling works comprising demolition, piling and construction of the sub structure, a programme for the issue of samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials shall be submitted to and approved in writing by the City Council as local planning authority.

The development shall be constructed only using the approved materials and the approved scheme shall be implemented not later than 12 months from the date each phase of the development is first occupied.”

In order to provide the details requested by Condition 5, Exterior Architecture have prepared sample schedule and supporting drawings for the public realm works being proposed within Globe and Simpson. The schedule of the materials being used within the public realm and supporting plans identify the location of each material being used and provides a description of its colour, measurements and the supplier.

In addition, a site visit has taken place with MCC Planning Officers to visually review and verbally agree samples of the external landscaping materials as detailed in this submission.

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 5 should be formally discharged.

Condition 6 – Landscaping Scheme

Condition 6 is worded as follows:

“Prior to the commencement of the development, other than enabling works comprising demolition, piling and construction of the sub structure, a programme for the submission of a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented not later than 12 months from the date of the building being first occupied. The scheme shall include details of all seating, planters and other items of street furniture, together with full details of all planting arrangements, including trees.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.”

To provide the details requested by Condition 6, Exterior Architecture has prepared a landscaping scheme for the St John’s Estate that includes details of all hard and soft landscaping, seating, planters and other items of street furniture, together with full details of all planting arrangements, including trees within the public realm proposed at Globe and Simpson. Details of the landscaping scheme can be found within the landscaping drawings as well as the St John's Public Realm Strategy.

St John’s Gateway is the key public space that links St John’s to Spinningfields and the wider city centre. It forms the main northern gateway into the site and acts to draw people off New Quay Street past Globe & Simpson and St John’s Place towards Manchester Good Yard and Studio Boulevard where the main hub of bars, cafés and restaurants will be located.

The design reflects the desire to draw people into the site from this location with the contrasting bands of paving emphasising the direction of movement and converging on the point of interaction between Old Granada Studios, St John’s Place and Manchester Good Yard, creating a threshold into Studio Boulevard.

The space is deliberately open and free from furniture to protect views towards Manchester Goods Yard and aid unrestricted movement through this area of the masterplan. Trees have been positioned on the paving lines to soften the space, bring an element of human scale and further emphasis the intended direction of travel.

As identified on the general arrangement plan (drawing ref: SJQ-102-EXA-XX-L00-DR-L-00101), the area to the south west has been deliberately set aside for temporary landscaping proposals.

As shown on the plan, this will comprise a multi-use games arena (MUGA) supported by grassed verges and associated tree planting. The intention of the temporary landscaping proposals is to provide a space for recreation and relaxation, delivering a benefit to health and wellbeing of local office occupiers in the meantime until further development comes forward on this final plot within St John’s Place.

A separate planning application for the temporary landscaping proposals will be made concurrently with the submission of this application and final details of the landscaping within this area will be established by detailed landscaping proposals as part of the next development.

Further details of the landscaping scheme can be found within the Public Realm Strategy and the landscaping drawings being submitted with the application.

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 6 should be formally discharged.

Summary

The following documents have been submitted in order to discharge the aforementioned planning conditions:

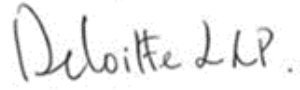
- External Landscaping Drawing Pack prepared by Exterior Architecture
 - o SJQ-102-EXA-XX-L00-DR-L-00101 – General arrangement;
 - o SJQ-102-EXA-XX-L00-DR-L-00210 – Public realm planting plan - Planning;
 - o SJQ-102-EXA-XX-L00-DR-L-00311 – Levels plan;
 - o SJQ-102-EXA-XX-L00-DR-L-00611 - Public realm – Surface details;
 - o SJQ-102-EXA-XX-L00-DR-L-00612 - Public realm hardworks – Edging details;
 - o SJQ-102-EXA-XX-L00-DR-L-00613 - Public realm hardworks – Furniture sheet 1;
 - o SJQ-102-EXA-XX-L00-DR-L-00614 - Public realm hardworks – Furniture sheet 2;
 - o SJQ-102-EXA-XX-L00-DR-L-00615 – Public realm hardworks – Step details;
 - o SJQ-102-EXA-XX-L00-DR-L-00711 – Tree pit details;
- Schedule of Landscaping Materials prepared by Exterior Architecture
- St Johns Public Realm Strategy prepared by Exterior Architecture

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to discharge Conditions 4, 5 and 6.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-11439455).

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, flowing style.

Deloitte LLP