

14 October 2022
L221014 SAV Cover Final Letter



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SUBMITTED VIA PLANNING PORTAL: PP-11614693

Dear Lucy,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO PART DISCHARGE CONDITION 1 OF PLANNING PERMISSION: 103505/FO/2013/C1
UNIT 1, XYZ BUILDING, 2 HARDMAN BOULEVARD, MANCHESTER, M3 3AQ
UNION INVESTMENT REAL ESTATE GMBH**

Introduction

We write on behalf of our client, Union Investment Real Estate GmbH to apply to part discharge Condition 21 of Planning Permission: 103505/FO/2013/C1.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms and certificates;
- Planning Permission: 103505/FO/2013/C1; and
- Drawing Ref: XYZ/1/SLP/2022 – 'Site Location Plan'.

The application has been submitted electronically via the Planning Portal website (**PP-11614693**). The relevant application fee of £116.00 has also been made electronically.

Relevant Planning History

The application site comprises Unit 1 within the XYZ Building, 2 Hardman Boulevard, Manchester. The unit was formerly occupied as The Refinery (operated by Drake & Morgan Ltd), but is currently vacant.

Planning Permission for the XYZ Building (LPA Ref: 103505/FO/2013/C1) was granted on 30th December 2013 for:

"Erection of a new office building comprising offices (Class B1), ground floor restaurant (Class A3), a gym (Class D2), basement car parking, cycle parking provision, related highways, access, servicing, landscaping, roof top plant and associated works." (**'the 2013 Permission'**)

The 2013 Permission was granted subject to 23 conditions.



Condition 21 – Opening Hours

Condition 21 of the 2013 Permission states:

No part of the building marked 'Gym' on drawing number 652-AP-0011 and 'A3 Rest/Cafe Unit' on drawing number 652-AP-0012 shall be occupied until the opening hours of such part have been agreed in writing by the City Council as local planning authority. Those parts of the building shall thereafter not open outside the approved hours.

The 'A3 Rest/Café referred to in Condition 21 is Unit 1, the subject of this application. It should be noted that the application seeks to part discharge Condition 21, given the condition also relates to the gym use.

A retailer is looking to take occupation of the currently vacant unit and Unit 1 will operate under the following hours:

- 7am-11pm Monday to Saturday
- 10am- 6pm on Sundays

Pre-application discussions with Manchester City Council Planning Officers confirmed that the Local Planning Authority ('LPA') support the above proposed hours.

We trust that the detail provided in respect of opening hours is acceptable to the LPA and request written confirmation that Condition 21 has been formally part discharged in this respect.

Summary and Conclusion

This application seeks approval for matters reserved by Condition 21 of Planning Permission: 103505/FO/2013/C1 in relation to Unit 1 at the Site.

The information provided as part of this application provides all the necessary information required by the LPA. It follows that Condition 21 can be formally discharged in this respect.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Alistair Ingram at these offices.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

Savills (UK) Limited
Planning