

11 August 2022

F.A.O Jen Atkinson

Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Pollard Street, Manchester

**Application for Partial Discharge of Condition 2 (Phasing) - Planning Permission Reference:
128191/FO/2020 as amended by 133841/JO/2022.**

Please find enclosed an application for the partial discharge of Condition 2 attached to Planning Permission ref: 128191/FO/2020 approved 18 December 2020, as amended by s73 application 133841/JO/2022, approved 27 July 2022. The Applicant is AG GP Manchester Pollard B.V.

The Planning Permission relates to proposals for an office-led development on the site bounded by Great Ancoats Street, Pollard Street and the Ashton Canal in New Islington; and centred on the New Islington Metrolink stop.

For clarity, the description of development for the proposals is as follows:

“Erection of five office buildings and new public realm comprising: 3 no. 8 storey mixed use buildings (Buildings A, D and E) comprising workspaces (Use Class E) together with flexible uses at ground floor (Use Class E) and/or theatre/bar (Sui Generis) together with a multi use rooftop amenity area to Building A; and 2 no. 5 storey mixed use buildings (Buildings B and C) comprising workspaces (Use Class E) together with flexible uses at ground floor (Use Class E) and/or theatre/bar (Sui Generis); together with cycle parking, creation of pedestrian and cycle routes, external amenity spaces, new public realm and other associated engineering and infrastructure works.”

This is to be read alongside the existing Section 73 (Ref. 133841/JO/2022) application description of development:

Variation of planning conditions 3, 21, 24, 27, 28, 33, 34, 35, 39, 40, 41, 44, 47, 49 and 51 of planning permission 128191/FO/2020 to make elevational alterations, changes to internal layout and roof top plant

Table 1 below sets out the documents submitted with this application for the partial discharge of Condition 2.

Table 1: Condition 2 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 2</u> <i>Prior to commencement of development a detailed phasing plan for the proposed buildings hereby permitted shall be submitted for approval in writing by the City Council as Local Planning Authority in consultation with HS2 Ltd. The phasing plan shall include details of any enabling phase and indicative timescales for the implementation of the development (including landscaping and public realm elements) together with detailing that so much of the development of Buildings B, C D and E as would preclude the use of land required for the construction of the HS2 works relating to the Metrolink tram infrastructure alterations does not take place until the land is no longer required for that purpose. The development shall be carried out in accordance with the approved phasing plan.</i>	A Phasing Plan covering Phase 1 has been prepared by Hawkins Brown (Ref. PLS-HBA-SW-ZZ-DR-A-90-0105), As set out within this, Phase 1 will comprise buildings A, B and C. This shows use of the remainder of the site as a site compound and access point for the duration of the Phase 1 Construction. The timescales for Phase 1 is as below: <i>Start H1 2023 – Completion H2 2025</i> However, it should be noted that the final method and sequencing is subject to Main Contractor appointment and coordination with third parties. This information is submitted to partially discharge Condition 2, in relation to Phase 1 of the development.

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form; and
- Phase 1 Plan (Ref. PLS-HBA-SW-ZZ-DR-A-90-0105) prepared by Hawkins Brown.

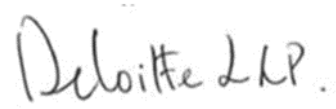
The fee of £116.00 + £32.20 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-11444573.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal partial discharge of the condition outlined above

If you require any further details, please do not hesitate to contact my colleagues Michael Percival (+44 161 455 6672/ mipercival@deloitte.co.uk) or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@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