



Discharge of Condition 5 associated to planning application 121099/FO/2018

Description of proposal: Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.

Location: Land At Portugal Street East, Manchester, M1 2WX

Condition: No development shall take place until a scheme that demonstrates that access to the development can be maintained without the full use of Longacre Street has been submitted to and approved in writing by Manchester City Council as Local Planning Authority (approval to be in consultation with Transport for Greater Manchester).

Reason: To safeguard Metrolink and HS2 and ensure that the development can be adequately serviced for both routine and emergency purposes post HS2 and pursuant to the provisions Core Strategy policy DM1importance.

Date: 28th July 2022

This statement has been produced to demonstrate that access to the development can be maintained without the full use of Longacre Street in both the construction and operational stage of the development.

For further information on the construction stage, please refer to the Main Contractor's Construction Method Plan (CMP) submitted as part of this application. The CMP has previously been agreed with Manchester City Council in consultation with Transport for Greater Manchester under application number CDN/21/0843 to discharge condition 10 associated to this planning approval (121099/FO/2018).



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For further information on the operational stage, please refer to DAY drawings 1284-21-DAY-A-00-004 Existing Site Plan and 1284-21-DAY-A-00-005 Proposed Site Plan, demonstrating access to the development can still be maintained without the full use of Longacre Street.



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