

1st July 2022
CJG/WK /7071/C – 13

FAO Mr. David Brettell
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Mr. Brettell,

Re: 123 Deansgate, Manchester - Approval Ref. 114232/JO/2016 dated 22nd October 2016
Application to Discharge Planning Conditions

As you are aware 125 Deansgate has been completed for some time, however there are a few loose ends Worthington Mancap LLP (Mancap), the developer, would like to tie up in relation to the planning conditions and as such this letter is seeking to summarise and deal with those.

We trust that you can assist us in this respect and as such we have set those areas out as follows;

We are seeking to ensure we have formally discharged the following conditions, and have attached information/set out an update in respect of each;

Condition 5

"Prior to implementation of a landscaping scheme, and within a timescale to be agreed, samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development."

As you know the landscape works around the building have been completed. Mancap was only responsible for the landscaping under the Collonade, within Mancap's demise, and these works have been completed with a palette of materials provided by the contractor responsible for the wider public realm works to ensure Mancap's works matches the wider works. The completion of Mancap's works and their blending with the wider works around the

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building is evident and we would ask if you can confirm whether you require anything further to discharge this condition?

Condition 8

"Before development commences or within a timescale as otherwise agreed in writing by the City Council details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy."

The building has achieved its secure by design accreditation and the certificate is attached setting that out. Please can you confirm that discharges this condition?

Condition 12

"The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of each part of the development, or within a timescale to be agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy."

The building achieved the required BREEAM accreditation and the certificate confirming this is attached. Can you confirm that this condition is now discharged?

Condition 29

"Before the development hereby approved commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Measure the existing television signal reception within the potential impact area, as defined in the submitted Radio and TV Reception Impact Assessment, before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the

Office of Communications, and shall include an assessment of the survey results obtained.

b) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The

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*study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above unless otherwise agreed in writing with the City Council as local planning authority.
Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built will effect TV reception and to ensure that the development at least maintains the existing level and quality of TV signal reception as advised in PPG 8 and pursuant to policy."*

The post completion television reception study has been instructed, and we expect the results to confirm if mitigation is or isn't required. If it is we will obviously look to carry that out. We will update you with regards to this when it is received.

We will complete and issue the formal planning condition discharge form along with the relevant fee, which will be submitted separately but if you can confirm everything set out above is satisfactory and in accordance with your understanding, it would be greatly appreciated.

Yours sincerely

**CHRISTIAN GILHAM
DIRECTOR**

Encl:
BREEAM Excellent Certificate dated, 23.07.2020
Secure by Design Accreditation Certificate

Cc: **(via e-mail letter and enclosures only)**

Stephen Alston : Revcap Ltd
Ka Yin Man : Leach Rhodes Walker
Planning File/CJG/KM

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