

28 June 2022
L220628 SAV Cover Letter

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a yellow rectangular background.

Planning Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

Katie Parfett
E: Katie.parfett@savills.com
DL: +44 (0) 161 277 7292

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

SUBMITTED VIA PLANNING PORTAL: PP-11360005

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 5,6 AND 8 OF PLANNING PERMISSION: 129850/FO/2021
66 KING STREET, AND ASSOCIATED WORKS
58-66 KING STREET, AND 47-53 SOUTH KING STREET, MANCHESTER, M2 4ND
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS**

Introduction

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors, to apply to discharge Conditions 5, 6 and 8 of Planning Permission: 129850/FO/2021.

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: 129850/FO/2021;
- Site Location Plan;
- Air Quality Assessment, prepared by BWB Consulting;
- Travel Information Pack, prepared by Caneparo Associates; and
- Construction Management Plan, prepared by Caneparo Associates.

The application has been submitted electronically via the Planning Portal website (**PP-11360005**). The relevant application fee of £116.00 has also been made electronically.

Relevant Planning History

58-60 and 64-66 King Street

On 8 May 2015, notice of Prior Approval was granted to change the use at 58-60 King Street and 64-66 King Street in Manchester, from office (Class B1a) to residential (Class C3) under Class O of the General Permitted Development Order 2015 (as amended) ('GDPO') (Refs: 108350/P3JPA/2015/C1 and 108351/P3JPA/2015/CQ) (the '**2015 Prior Approvals**').

The 2015 Prior Approvals expired on 8 May 2018.



As a result, the 2015 Prior Approvals were 'refreshed' and on 23 April 2019, notice of Prior Approval was granted for the change of use from office (Class B1a) to residential (Class C3) under Class O of the GDPO (Refs: 122835/P3OPA/2019 and 122836/P3OPA/2019) (the '**2019 Permissions**').

On 2 November 2020, Non-Material Amendments (NMA) were granted to amend the number and type of apartments approved under the 2019 Permissions (Refs: 128211/NMC/2020 and 128116/NMC/2020) (the '**2020 NMAs**').

On 2 February 2021, NMAs were granted to allow the re-wording of Condition 1 of the 2019 Permissions to allow additional time to 'complete' the development as a result of the Covid19 Pandemic (Refs: 129049/NMC/2021 and 129050/NMC/2021) (the '**2021 NMAs**').

On 7th January 2022, planning permission was granted for the conversion of the upper floors of 62 King Street to 7 no. apartments with external alterations to 58-66 King Street, and associated works (Ref: 129850/FO/2021) (the '**2022 Permission**').

The 2022 Permission was granted subject to a total of 10 conditions. This application seeks to discharge Conditions 5,6 and 8.

Below we summarise the requirements of the three conditions and provide the relevant technical information to satisfy the Local Planning Authority ('LPA').

Condition 5 – Air Quality Assessment

Condition 5 of the 2022 Permission states:

- a) Prior to commencement of the development mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.*
- b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.*

In accordance with the requirements of Condition 5a, we enclose an Air Quality Assessment ('AQA') prepared by BWB Consulting.

We trust that the details included in the submitted AQA is acceptable to the LPA and request written confirmation that Condition 5 has been formally discharged.

Condition 6 – Travel Information Pack

Condition 6 of the 2022 Permission states:

- Prior to first occupation of the refurbished office building, a Travel Information Pack that highlights the options available within the local area for sustainable travel to and from the site for both users of and visitors to the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved information.*

In accordance with the requirements of Condition 6, we enclose a Travel Information Pack, prepared by Caneparo Associates.

We trust that the details included in the submitted Travel Information Pack are acceptable to the LPA and request written confirmation that Condition 6 has been formally discharged.

Condition 8 – Construction Management Plan

Condition 8 of the 2022 Permission states:

Prior to the commencement of development, a construction management plan outlining working practices during development (including demolition works where applicable) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the demolition and construction management plan shall include: o The routing of construction traffic; o Detail the vehicular activity associated with the construction including appropriate swept-path assessment; o Details of the location and arrangements for contractor parking; o The identification of the vehicular access points into the site; o Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period; o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; Development shall be carried out in accordance with the approved demolition and construction management plan.

In accordance with the requirements of Condition 8, we enclose a Construction Management Plan ('CMP'), prepared by Caneparo Associates.

We trust that the details included in the submitted CMP is acceptable to the LPA and request written confirmation that Condition 8 has been formally discharged.

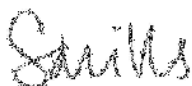
Summary and Conclusion

This application seeks approval for matters reserved by Conditions 5, 6 and 8 of Planning Permission: 129850/FO/2021.

The documents submitted in support of this application provide all the necessary information required by the LPA. It follows that the conditions can be formally discharged.

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 Matthew Sobic at these offices.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Savills", written in a cursive, stylized script.

Savills (UK) Limited
Planning