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Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

30 January 2026

Planning Portal Reference: PP- 14666629

Dear Jen,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**
**PLANNING APPLICATION TO DISCHARGE CONDITION 3 (MATERIAS) RELATING TO PHASE 3, NO. 2 ST MICHAEL'S ATTACHED TO APPLICATION REFERENCE REF. 137873/JO/2023**
**LAND BOUNDED BY JACKSON'S ROW, BOOTLE STREET, SOUTHMILL STREET AND 201 DEANSGATE**

Please find enclosed a planning application to discharge condition 3 (Materials) of Planning Consent: 137873/JO/2023 concerning Phase 3 (No.2) of the development on land bounded by Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The application has been made on behalf of the applicant, Jacksons Row Developments Limited, and has been submitted online via the Planning Portal (PP- 14666629).

The application comprises:

- Completed planning application forms;
- Supporting information (As set out in Table 1.0 below);
- This cover letter; and
- A planning application fee of £298 (plus £85 service charge)

**DISCHARGE OF CONDITION**
This discharge of condition application is supported by the information set out in Table 1.0 below.

**TABLE 1.0**

| No | Condition | Information Submitted |
|---|---|---|
| 3 | Prior to the commencement of Phase 3 of the development as defined by Condition 51, a programme for the issue of samples and specifications of all **material** to be used on all external elevations of that part of the development shall be submitted to and approved in writing by the City Council, as local planning authority. Samples | 0643-HOD-ZZ-ZZ-SC-A-3000 - Facade finishes schedule (P6), prepared by Hodder + Partners |

| | | |
|---|---|---|
| | and specifications of all materials to be used on all external elevations of each part of the development, to include jointing and fixing details and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.<br><br>Phase 2 shall be carried out in accordance with the programme and details approved under consent referenced CDN/21/0644. | |

Following a site visit on 16th January where the tower ventilation perforated fins were viewed, we are formally submitting this information in relation to Condition 3. The tower ventilation perforated fins are included in the submitted schedule ref EWS 08a.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



**Nikki Sills**
Partner