

11th November 2025

Angela Leckie,
Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Angela,

Port Street – Application to Discharge of Conditions 5 (Waste Management / Servicing), 22b (Local Labour Report), and 25 (Residential Management Strategy) attached to Planning Permission Ref. 132489/FO/2021 (as amended)

On behalf of our Client, Manchester (Port Street) Ltd, please find enclosed an application for the discharge of Condition 5, 22b and 25 as attached to Planning Permission Ref. 132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025).

Background

On 7th October 2022, Planning Permission Ref. 132489/FO/2021 was granted for Port Street in Manchester City Centre for:

“Erection of a part-33, part-11, part 9, part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works.”

Following the granting of planning permission, subsequent applications for Non-Material Amendments were submitted to Manchester City Council (“MCC”) to reflect internal and external design changes, and amendment of time triggers for specific conditions in line with the construction programme. These changes are covered by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025, summarised as follows:

- Application Ref. 135938/NMC/2023 (Approved 25/01/23) – Internal design changes and amendments of time triggers to allow for a timely start on site for the contractor;
- Application Ref. 138008/NMC/2023 (Approved 18/09/23) – Internal and external changes following design development;

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- Application Ref. 140874/NMC/2024 (Approved 06/09/24) – External Façade changes to incorporate decorative screening to ground floor louvres; and
- Application Ref. 142363/NMC/2025 (Approved 02/05/25) – Amendments to landscaping scheme, including new footpath connections, removal of the proposed gate to Great Ancoats Street and the introduction of a retaining wall with flashing detail to prevent water ingress and retain the pedestrian footpath adjacent to the Port Street Podium Block.

Application Ref. 144294/NMC/2025 was validated on 17/10/25 and is awaiting determination. This application seeks non-material amendments to sub-divide one of the commercial units and facilitate minor modifications to the tower detailing. It seeks to amend the wording of conditions 2 (Drawings), 34 (Public Realm), 34 (Highway Works), 37 (Retail Occupation) and 38 (Fire Exits). It is not considered to have an impact on the information required for this application to discharge Conditions 5, 22b and 25.

Condition Discharge

Condition 5

Condition 5 wording (as established within the original decision notice (Ref. 132489/FO/2021)) is as follows:

“Prior to occupation of the development a servicing strategy for the building, shall be submitted to and approved in writing by the local planning authority. Servicing shall be carried out in accordance with the approved strategy plan”

Table 1 below, outlines the information submitted to discharge Condition 5. The submitted information outlines the proposed waste management, delivery and servicing strategy which will be carried out for the building.

Table 1. Summary of Condition 5 Submission Documents

Document Name	Document Ref.
Waste Management, Delivery and Servicing Strategy	088516-CUR-XX-XX-T-TP-001 Rev V02

Condition 22b

Condition 22b wording (as established within the original decision notice (Ref. 132489/FO/2021)) is as follows:

“Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.”

Table 2 below, outlines the information submitted to discharge Condition 22b. The submitted information confirms the recruitment and outcomes previously submitted to discharge Condition 22 part a), as discharged under application Ref. CDN/22/0865.

Table 2. Summary of Condition 22b Submission Documents

Document Name	Document Ref.
Port St Labour Statistics Induction Tracker 2025 (July - Dec 2025)	N/A
Renaker Local Labour Agreement - Port St - January 2023 - June 2023	N/A
Renaker Local Labour Agreement - Port St - July 2023 - December 2023	N/A
Renaker Local Labour Agreement - Port St - 2024 Q1-Q2 - Actual	N/A
Renaker Local Labour Agreement - Port St - 2024 Q3-Q4 Actual	N/A
Renaker Local Labour Agreement - Port St - 2025 Q1-Q2 Actual	N/A
Renaker Local Labour Agreement - Port St - 2025 Q3-Q4 Target	N/A

Condition 25

Condition 25 wording (as established within the original decision notice (Ref. 132489/FO/2021)) is as follows:

“Prior to the first use of the development hereby approved, a detailed Residential Management Strategy including:

Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

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The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.”

Table 3 below, outlines the information submitted to discharge Condition 25. It includes details of a residential management plan which outlines the 24 hour site management in relation to servicing and refuse, parking of maintenance vehicles and management of communal area’s noise.

Table 3. Summary of Condition 25 Submission Documents

Document Name	Document Ref.
Waste Management, Delivery and Servicing Strategy	088516-CUR-XX-XX-T-TP-001 Rev V02
Residents Management Strategy (October 2025)	N/A

Application Submission

The application (ref. PP-14467570) has been submitted via Planning Portal. The application comprises this covering letter, the information set out in Tables 1, 2 and 3, and the application form. The associated application fee and Planning portal service charge totalling £383.00 will be paid online following submission.

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

If you have any queries regarding this submission, please do not hesitate to contact me or my colleagues Michael Percival (mipercival@deloitte.co.uk / +44 (0)161 455 6672) or Izzy Sankey (isankey@deloitte.co.uk / +44 (0)330 138 6654).

Yours sincerely



Deloitte LLP