Deloitte LLP
100 Embankment, Cathedral
Approach, Manchester, M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

17 April 2026

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA
FAO Jennifer Atkinson

Dear Jennifer,

325 – 327 Deansgate, Manchester – Application for Discharge of Condition 4, 5, 7, 13, 14, 17, 24, 28, 29, 33, 36, 37 and 40 of Planning Permission Ref: 139059/JO/2024.

On behalf of Jedi Deansgate Ltd ('the Applicant'), please find enclosed an application to discharge Condition 4, 5, 7, 13, 14, 17, 24, 28, 29, 33, 36, 37 and 40 attached to Planning Permission Ref: 139059/JO/2024 in relation to 325-327 Deansgate.

For completeness, the description of development, as stated on the decision notice of Planning Permission ref 139059/JO/2024 is as follows:

"Variation of conditions 2, 18a, 19a, 21, 22, 23, 27, 30, 31, 35, 39, 42 attached to planning permission ref. 125804/FO/2019 (as amended by 134854/NMC/2022, 136154/NMC/2023 and 137169/NMC/2023) for elevational alteration and changes to facade materials together with increase in building height to form plant screen."

In addition, a S73 application (reference 144809/JO/2025) is currently under determination that seeks to make internal and external alterations, including the removal of the commercial unit.

1 Condition Discharge

This section sets out the relevant conditions attached to 139059/JO/2024 that this application applies for discharge.

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Full condition wordings and information submitted is set out within Appendix 1 of this Letter.

Table 1 Condition Discharge Approach

#	Topic	Full/ Partial Discharge
4b	Local Labour	Full discharge
5	WSI	Full discharge
7b	Remediation	Full discharge
13	Management of Drainage Scheme	Full discharge
14a	Landscaping Treatments	Full discharge
17a	Plant Specification	Full discharge
24	Lighting scheme	Full discharge
28	Bird Box	Full discharge
29a	Local Benefit Proposal	Full discharge
33	Crime	Full discharge
36	Public Realm	Full discharge
37	TV Signal	Full discharge
40	Wind Mitigation	Full discharge

2 Amendment to Commercial Units

Additionally, a S73 application (reference 144809/JO/2025) is currently under determination which seeks to remove the standalone commercial unit and therefore remove conditions or references within conditions that require information to be submitted for the commercial units.

However, as this application has not been approved, this discharge of condition application seeks to confirm that information will not be submitted for those conditions that relate to the commercial unit. These are set out in Table 2 below:

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Table 2 Conditions Relating to Commercial Units

#	Topic	
18a	Commercial units - Plant	Discharge not required – on basis of no commercial unit
18b	Noise verification	Discharge not required – on basis of no commercial unit
19a	Commercial units – Acoustic insulation	Discharge not required – on basis of no commercial unit
19b	Noise verification	Discharge not required – on basis of no commercial unit
22	Ventilation	Discharge not required – on basis of no commercial unit
23	Commercial units roller shutters	Discharge not required – on basis of no commercial unit
27	Commercial unit opening hours	Full Discharge not required – on basis of no commercial unit
39	Signage Strategy – Commercial Units	Discharge not required – on basis of no commercial unit
42	Commercial units	Discharge not required – on basis of no commercial unit

3 Summary

In addition to the documents listed in the above section and this Covering Letter, the application also comprises the application form, submitted through the planning portal under Ref: PP-14758034.

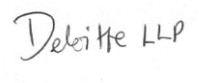
A fee has been paid to Manchester City Council for £309 in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of conditions 4, 5, 7, 13, 14, 17, 24, 28, 29, 33, 36, 37 and 40, as outlined above. If you require any further details, please do not hesitate to contact

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my colleagues Niall Alcock (0161 455 6787/ nalcock@deloitte.co.uk), Rachel Poole (0161 455 6272/ rpoole@deloitte.co.uk) or Lottie Hales (07345029777/ lohales@deloitte.co.uk).

Yours sincerely,



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Encl.
Appendix 1 – Summary of Conditions and Supporting Information

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Appendix 1 – Summary of Conditions and Supporting Information

Condition Wording		Partial or Full Discharge	Documents Submitted
4b	**Local Labour** *(b) 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.*	Full discharge	325 Deansgate local labour recruitment information.
5	**WSI** *"A phased programme and methodology of investigation and recording shall be carried out in accordance with the Written Scheme of Investigation (WSI) produced by Salford Archaeology received by the City Council, as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123.* *Prior to the first use of the development, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority.* *(b) A programme for post investigation assessment to include:* *- production of a final report on the investigation results* *(c) Deposition of the final report with the Greater Manchester Historic Environment Record.* *(d) Dissemination of the results of the archaeological investigations commensurate with their significance.* *(e) Provision for archive deposition of the report and records of the site investigation.* *(f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI."*	Full discharge	Archaeological Evaluation report prepared by CIVIC.
7b	**Remediation** *"(b) When the phase of development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential element of the development.*	Full discharge	A Phase II Geoenvironmental Site Investigations report, received by the City Council as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123, sets out that no remediation is required.

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Condition Wording		Partial or Full Discharge	Documents Submitted
	In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."		
13	**Management of drainage system** *" Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include:* - *Verification reporting providing photographic evidence of constriction;* - *Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime."*	Full discharge	Drainage Maintenance Strategy prepared by Eckersley O'Callaghan Drainage CCTV Inspection Report prepared by METRO ROD
14a	**Landscaping treatments** *"(a) Notwithstanding landscaping strategy included within the design and access statement stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first occupation of the aparthotel element of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting and boundary treatments) shall be submitted to and approved in writing by the City Council as local planning authority."*	Full discharge	General Arrangement Landscape Plan ref: 2013-PLA-XX-DS-DR-L-0002-General Arrangement - Landscape Plan, prepared by Planit.
17a	**Plant Specification** *"(a) Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first use of the aparthotel hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment*	Full discharge	Pack of information including specifications of external plants and plans showing layouts: - AFU-RF-01 - AFU-RF-02 - Kitchen Extract Fan - MPC-560-D4-T40

Condition Wording		Partial or Full Discharge	Documents Submitted
	and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location."		- 0371-ELK-XX-RF-DR-M-650-410 rev T01 - 0371-ELK-XX-RF-DR-M-650-460 rev T01 - 0371-ELK-XX-RF-DR-P-557-2200 rev T01 - [TDB] VRF ODU DVM S2 (R410A, 50Hz, HP) for Europe_Ver.3.1_220329
24	**Lighting Scheme** *"The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn when operational. Full details of such a scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of the aparthotel element and shall remain in operation for so long as the development is occupied."*	Full discharge	No outdoor lighting proposed, and we therefore seek full discharge this condition.
28	**Bird Box** "Prior to the first use of the development hereby approved, details of the number, siting and appearance of bird boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first use of the development hereby approved and shall thereafter be retained and maintained in situ."	Full discharge	Specification of bird boxes Drawing showing location of boxes.
29a	**Local Benefit Proposal** *"a) Three months prior to the first use of the development by aparthotel guests, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.* *In this condition a Local Benefit Proposal means a document which includes:* *i) the measures proposed to recruit local people including apprenticeships*	Full discharge	Local Benefit Proposal

Condition Wording		Partial or Full Discharge	Documents Submitted
	ii) mechanisms for the implementation and delivery of the Local Benefit Proposal *iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives"*		
33	**Crime** *"The development of each phase shall be carried out in accordance with the Crime Impact Statement (Version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020. 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 Secured by Design accreditation."*	Full discharge	Secure By Design Certificate
36	**Public realm** "*Prior to the first use of the aparthotel element within of the development hereby approved, a scheme of highway works and details of footpaths reinstatement / public realm in relation to shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:* - *Footway improvement and reinstatement works around the perimeter of the application site including tactile paving and dropped kerbs;* - *Resurfacing of Century Street;* - *Creation of a loading bay and disabled bay on Trafford Street;* - *Installation of street trees to Deansgate.* *The approved scheme shall be implemented and be in place prior to the first use of the aparthotel element of the development hereby approved and thereafter retained and maintained in situ."*	Full discharge	General Arrangement Landscape Plan ref: 2013-PLA-XX-DS-DR-L-0002-General Arrangement - Landscape Plan, prepared by Planit. Please note that given the quality of existing granite setts/cobbles on Century Street these are proposed to be retained in situ. As part of amendment application (ref: 144809/JO/2025) the proposed street trees will be located on Whitworth Street West. It is understood that this information is sufficient to discharge the condition.
37	**TV Signal** *"Notwithstanding the TV reception survey, stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, within one month of the practical completion of the development or before the aparthotel element of the development is first occupied, whichever is*	Full discharge	TBAER079 – TV Post Construction Survey report prepared by SCS.

Condition Wording		Partial or Full Discharge	Documents Submitted
	the sooner, 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 a 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 above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier."		
40	**Wind Mitigation** *"Prior to the first use of the aparthotel, details of the wind mitigation scheme, for the introduction of the screen to the viaduct, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first use of the aparthotel and thereafter retained and maintained."*	Full Discharge	Wind Microclimate Assessment Report, prepared by GIA. To note, the report confirms that no wind mitigation is required. This submission therefore seeks the full discharge of condition 40.

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