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[redacted]

08 July 2026

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

Dear Angela,

Port Street – Application to Discharge of Conditions 12 (post-construction statement: circular economy) and 13 (post-construction statement 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 12 and 13 as attached to Planning Permission Ref. 132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024, 142363/NMC/2025 and 144294/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 grant of planning permission, several Non-Material Amendment applications were submitted to Manchester City Council ("MCC") to reflect design changes and revised condition triggers aligned with the construction programme.

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These amendments are summarised below:

- Application Ref. 135938/NMC/2023 (Approved 25/01/23) – Internal design changes and amended time triggers to support a timely start on site;
- Application Ref. 138008/NMC/2023 (Approved 18/09/23) – Internal and external design development changes;
- Application Ref. 140874/NMC/2024 (Approved 06/09/24) – External façade changes, including decorative screening to ground floor louvres;
- Application Ref. 142363/NMC/2025 (Approved 02/05/25) – Landscaping amendments and access arrangements; and
- Application Ref. 144294/NMC/2025 (Approved 12/11/25) – Subdivision of one commercial unit, minor tower detailing changes and amendments to conditions 2, 34, 34, 37 and 38.

The building completed in February 2026 following the discharge of all pre-occupation conditions. The post-completion conditions are now required to be satisfied as set out below.

Condition Discharge

Condition 12

Condition 12 wording (as established within the original decision notice (Ref. 132489/FO/2021)) is as follows:

> *"The development hereby approved shall be carried out in accordance with the targets set out within the Affinity Living, Port Street, Manchester Energy Statement by Futureserv dated November 2021, and AFFINITY LIVING, PORT STREET, Sustainability Statement by WSP dated December 2021, and, ES Climate Change Chapter (6), all stamped as received on 13-12-21. A post construction statement shall be submitted within 12 months of occupation of the development."*

Condition 13

Condition 13 wording (as established within the original decision notice (Ref. 132489/FO/2021)) is as follows:

> *"Prior to above ground works, a feasibility study considering the measures detailed in tables 6.22 and 6.23 contained within the ES Climate Change Chapter (6), will be submitted for*

approval to the local authority. A post construction statement shall be submitted within 12 months of occupation of the development."

Submission Documents

Table 1 below, outlines the information submitted to discharge Condition 12 and 13 in full, where they relate to the submission of a post-construction report and post-construction: circular economy report.

The submission documents are prepared in reference to the relevant guidance documents, consistent with the assessment and approach used at the time of the original application.

Table 1. Summary of Condition 12 and 13 Submission Documents

Document Name	Document Ref.
Circular Economic Statement – Post Construction Statement Dated June 2026 • Appendix A - Evidence	Dated June 2026
GLA Post Construction Template	N/A
Technical Note: Port Street Post construction Circular Economy Statement	N/A

Application Submission

The application (ref. PP-15030768) has been submitted via Planning Portal. The application comprises this covering letter, the information set out in Table 1, and the application form. The associated application fee and Planning Portal service charge totalling £400.00 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.

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