8th September 2026
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SUBMITTED VIA PLANNING PORTAL: Reference: PP-15208251

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 7,10, 11 and 12 OF PLANNING PERMISSION: 144522/FO/2025
ONE PICCADILLY GARDENS, MANCHESTER, M1 1RG
LEGAL AND GENERAL ASSURANCE (PENSIONS MANAGEMENT) LTD

Introduction

We write on behalf of our client to apply to discharge Conditions 7,10,11 and 12 (Part A) of Planning Permission Ref: 144522/FO/2025.

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;
- Condition 7
  - Drawing Ref – DLG-ZZ-07-DR-A-2702 – 'Typical Roof Details Terrace Planter Details';
  - Drawing Ref – DLG-ZZ-07-DR-A-2709 – 'Typical Roof Details Terrace Planter Dimensions';
  - Drawing Ref: DLG-ZZ-07-DR-A-2710 – 'Typical Roof Details Terrace Planter Dimensions';
  - Constraints to Further Roof Planting Document, prepared by TMT; and
  - Plant Proposal, prepared by IWantPlants/TMT
- Condition 10
  - Drawing Ref – 26054-TMT-ZZ-DR-A-91200 – 'Bird/Bat Box Locations Piccadilly Gardens Elevation';
  - Drawing Ref – 26054-TMT-ZZ-DR-A-91202 – 'Bird/Bat Box Locations Piccadilly Elevation';
  - Drawing Ref – 26054-TMT-ZZ-DR-A-91201 – 'Bird/Bat Box Locations Portland Street Elevation';
  - Ecologist's Recommendations Document, prepared by TMT.
- Condition 11
  - Drawing Ref – 26054-TMT-R1-DR-A-77500 – 'Sections Through PV Panels'
  - Genfit PV Designer's Report
  - DMECC Solar Data Sheet
  - Power Optimiser Data Sheet
  - Three Phase Inverter Spec Sheet
  - Valk Solar Fix Installation Manual (East-West)
  - Valk Solar Fix Installation Manual (Concrete Roof)
  - Inepro User Manual

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- Energy Meter with Modbus Connection Info Sheet
- Kuka Cable Info Sheet

- Condition 12
  - Condition 12 Part A response, prepared by TMT; and
  - Copy of Stopping Up Notice submitted to MCC (pending determination)

Relevant Planning History

On 29th May 2026, planning permission was granted for 'Creation of new rooftop pavilion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof' (Ref: 144522/FO/2025) (the '**2026 Permission**').

The 2026 Permission was granted subject to 12 conditions. This application seeks to discharge Condition 7,10,11 and 12 Part a.

Condition 7 – Planting

Condition 7 of the 2026 Permission states as follows:

a) Notwithstanding the indicative landscaping details shown on drawing 4336 DLG ZZ 07 DR A 1106 P02 (stamped as received on 16/03/2026), prior to the commencement of the rooftop landscaping works the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- *Details of the proposed tree and shrubbery species within the external rooftop terrace including proposed size, species and planting specification including tree pits and design;*
- *A strategy providing details of constraints to further planting and details of on-going maintenance and management of all landscaping on site.*
- *Hard landscaping details*
- *The development shall then proceed in accordance with the approved details.*

b) The approved scheme shall be implemented prior to the first use of the external rooftop terrace. If within a period of 5 years from the date of this permission, any tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

In accordance with the requirements of Condition 7, we enclose the documents as listed in the introduction above.

We trust that the details included in the submitted document are acceptable to the LPA and request written confirmation that Condition 7 has been formally discharged.

Condition 10 – Ecology

Condition 10 of the 2026 Permission states as follows:

Notwithstanding the details as set out in condition 2 above, prior to the first use of the rooftop extensions hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority.
The bat and bird boxes shall be installed prior to the first use of the rooftop extensions and therefore be retained and remain in situ.

In accordance with the requirements of Condition 10, we enclose the documents as listed in the introduction above.

We trust that the details included in the submitted document are acceptable to the LPA and request written confirmation that Condition 10 has been formally discharged.

Condition 11 – PVs

Condition 11 of the 2026 Permission states as follows:

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the rooftop photovoltaic arrays hereby approved, full and final details of the photovoltaic arrays shall be submitted to and approved in writing by the City Council as Local Planning Authority.

This shall include a roof plan and cross sections through the main rooftop parapet and extension parapets showing the locations of the photovoltaic arrays.

The rooftop photovoltaic arrays shall be installed prior to the first use of the roof terrace hereby approved and thereafter be retained and remain in situ.

In accordance with the requirements of Condition 11, we enclose the documents as listed in the introduction above.

We trust that the details included in the submitted document are acceptable to the LPA and request written confirmation that Condition 11 has been formally discharged.

Condition 12 – Highways

Condition 12 Part A of the 2026 Permission states as follows:

a) Prior to the commencement of any above ground works in the construction of the entrance portals to Piccadilly Gardens and Portland Street hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:
o Resurfacing works along Piccadilly Gardens and Portland Street
o Amendments/new TROs to surrounding streets.
o Footway improvement and reinstatement works around the perimeter of the application site, including material samples.
o Removal/replacement of directional signage
o Evidence that a stopping up agreement has been entered into and agreed

In accordance with the requirements of Condition 12 Part A, we enclose the documents as listed in the introduction above.

We trust that the details included in the submitted document are acceptable to the LPA and request written confirmation that Condition 12 has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Condition 7,10,11 and 12 of Planning Permission: 144522/FO/2026.

The documents submitted in support of this application provide all the necessary information required by the LPA.

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-Bass or Matthew Sobic at these offices.

Yours faithfully

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