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

26 October 2026

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M60 2LA

FAO Case Officer

Globe and Simpson, St John's, Manchester| Application to fully discharge Condition 33(b) (TV Reception) attached to Planning Permission Ref. 125222/JO/2019

On behalf of Manchester Quays (G&S) Developments Limited, please find enclosed an application to fully discharge Condition 33(b) (TV Reception) attached to Planning Permission Ref. 125222/JO/2019.

1. Background

On 18 January 2019, the original Planning Permission (Reference 121721/FO/2018) approved the following description of development:

"Erection of a 9 storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and / or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works".

This permission was subsequently amended on 29 January 2020 through a Minor Material Amendment (ref. 125222/JO/2019), which approved external façade changes to the building and amendments to planning condition wording to allow for the timely submission of information in line with the construction of the scheme. The approved description of development was:

"Minor Material Amendment to vary Plan References listed in Condition 2 of Planning Permission 121721/FO/2018 to facilitate the removal of car park ramp from New Quay Street, revised basement layout, above ground design changes, and associated works."

Deloitte.

Planning permission ref. 125222/JO/2019 remains the extant and operative planning permission for the site.

The remainder of this letter sets out the relevant condition wording and the information submitted in support of the discharge of Condition 33(b) attached to planning permission ref. 125222/JO/2019.

2. Discharge of Condition

Condition 33(b)- TV Reception
The wording of Condition 33 states that:

" Studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:
a) Measure the existing television signal reception within the potential impact area, as defined in the submitted Radio and TV Reception Impact Assessment, before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.
b) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development 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. The 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 in (a) above."

Part (a) of Condition 33 was discharged on 21 October 2019 under planning permission CDN/19/0485. A Pre-construction TV Reception Survey prepared by G-Tech Surveys was approved as part of the application.

We are now submitting a **TV reception impact assessment** (*Doc ref: Globe TV reception impact assessment*), prepared by G-Tech Surveys to discharge part (b) of the Condition 33. The assessment confirms that no adverse impacts on television reception have been identified following completion of the development. No interference complaints have been received from nearby receptors, and the assessment concludes that the development has not adversely affected local television reception. Consequently, no mitigation measures are required, and the requirements of Condition 33(b) have been satisfied.

We therefore request Condition 33 is fully discharged.

Deloitte.

3. Application Submission

The application is submitted alongside the application form, requisite fee of £408 (including £99 service charge) and the below documents:

- **TV reception impact assessment** (*Doc ref: Globe TV reception impact assessment*), prepared by G-Tech Surveys

The application has been submitted through the Planning Portal (Ref. PP-15310567).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Condition 33 as outlined above.

If you require any further details, please do not hesitate to contact Ragini Dutta (raginidutta@deloitte.co.uk/ +44 330 138 6276).



Deloitte.