



Paul Butler Associates

Planning, Development & Heritage Consultants

13 August 2021

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Ljr181203/rt03

FAO Jennifer Atkinson

Dear Mrs Roscoe,

**Land bounded by Thompson Street, Mason Street, Bendix Street and Rochdale Road, Manchester
Application for Approval of Details Reserved by Condition attached to Application
123371/JO/2019 for variation of conditions 2 (specified plans) and 5 (drainage strategy) attached
to planning permission referenced 118120/FO/2017 to allow changes to the drainage strategy**

On behalf of our client Beech Holdings, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. As part of this application we are applying to discharge condition 8 attached to application 123371/JO/2019 which was approved by Manchester City Council on 1 May 2020. We are eager to progress the discharge of the condition as soon as possible to enable the development to progress.

Condition 8 (Samples and Specifications of Materials) states:

8) (a) Within 3 months of the date of this planning permission samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, ventilation, details of the drips to be used to prevent staining in and a strategy for quality control management shall be submitted and approved in writing by the City Council as local planning authority. The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Various site meetings have taken place with Manchester City Council officers to agree the samples and specifications of all the materials to be used on all external elevations of the development.

As part of this application we submit the following information:

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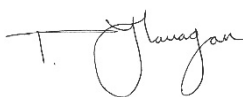
- **006-SK500 Revision P2 Ancoats Gardens Façade Mock Up Panel Detail:** The attached drawing represents the detail currently installed on the sample panel reviewed on site by Manchester City Council Planners and also incorporates the comments relating to a cover flashing to hide the rivets between Level 1 and Level 2.
- **103 Ancoats Gardens - Sample Panel Review Aug 2021:** The attached document represents a timeline on the formal approval process of the sample panel and narrates the process from discounting to the fibre cement panel to agreeing the preferred solution of the powder coated metal panel along with addressing the window and door frame thickness and brickwork.
- **103 Ancoats Gardens – Quality Control Sample Strategy Aug 2021:** The attached document represents confirmation from the Main Contractor in respect of the process that they will undertake to manage the quality control of the main façade works to ensure it is built to the exact same standard as the mock up currently built on site. The contractor can confirm that the mock up sample will remain in-situ until all the façade works are complete to ensure the Planners have a benchmark for the workmanship standards.

The materials and samples have previously been agreed with Council officers on site and we now submit this application to formally agree them.

The condition discharge application fee (£116) will be paid during submission of the application via the planning portal.

We trust that the information submitted will enable the discharge of the above condition. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director