



Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Sir/ Madam

8803 |Ancoats Dispensary
21/02/2022

Buttress

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Manchester
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Re: Creation of 39 residential apartments (Use Class C3a) within retained and refurbished facades of the former Ancoats Dispensary Building facilitated by partial demolition works and the erection of a ground plus 5 storey extension, re-instatement of the central tower, removal of the entrance steps and lowering of the ground floor together with associated external cycle and bin store, boundary treatment and other associated works. REF: 130356/FO/2021

With reference to the above, please find enclosed the following information and in support of the discharge and approval of pre-commencement conditions 5a, 10 & 22 for the above related Planning Consent.

Condition 5a – Drainage Strategy

With reference to this condition, please find attached **Proposed Drainage Strategy – Drawing 210005-RDG-XX-XX-DR-C-0100_P6** and **Specific Drainage Details 210005-RDG-XX-XX-DR-C-0107_P2** and **Existing & Proposed Levels GA 210005-RDG-XX-ST-DR-C-0200_P2** and **Proposed Drainage Typical Detail 5014349-RDG-XX-XX-DR-C-0105_P2** prepared by Ridge.

Note: United Utilities Statement to follow.

We trust that the provided information is satisfactory for you to approve and discharge Planning Condition 5a.

Condition 10 – Proposed Boundary Treatment

With reference to this condition, please find attached **Retaining Wall GA & Sections – Drawing 210005-RDG-XX-ST-DR-C-0310_P1** prepared by Ridge.

We trust that the provided information is satisfactory for you to approve and discharge Planning Condition 10.

Condition 22 – Proposed Highways Works

With reference to this condition, please find attached **External Works General Arrangement – 210005-RDG-XX-XX-DR-C-0300_P3** and **Proposed External Works Details – 5014349-RDG-XX-XX-DR-C-0301_P1** prepared by Ridge.

We trust that the provided information is satisfactory for you to approve and discharge Planning Condition 22.

The team and contractor acknowledge the requirements for compliance of conditions and the works will be carried out accordingly.

We trust the attached/ enclosed information is satisfactory and we look forward to hearing a response from you in due course for the contractor to commence on site.

Yours Faithfully

A handwritten signature in dark ink, consisting of a series of fluid, connected strokes that form a stylized representation of the name Paul Nelson.

Paul Nelson | Architect
for **Buttress**

cc. Jessica Sharples – Eric Wright Construction

Chris McManus – Great Places Housing Group