

**Q+A Planning**  
The Stables  
Paradise Wharf  
Ducie Street  
Manchester  
M1 2JN

Manchester City Council  
Planning services  
Town Hall  
Manchester  
M60 2LA

22nd March 2022

Dear Sir / Madam,

**RE:Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ**

**Application to Discharge Pre – Commencement Conditions Attached to 129740/FO/2021**

On behalf of our client, We Are Pioneer Group Ltd (formerly Trinity Investment Management Ltd) please find enclosed an application submitted by Q+A Planning Ltd for the discharge of pre-commencement conditions 3 and 4 pursuant to planning application 129740/FO/2021. Planning permission was granted on the 22<sup>nd</sup> of June 2021 for the following development:

*‘Proposed over-cladding and window replacement.’*

The permission is subject to several conditions, two of which require discharging prior to the development commencing on site.

**Condition 3**

*‘Notwithstanding details submitted, no development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including preparation of a sample panel(s)) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, soffit details, details of the drips to be used to prevent staining, ventilation and a strategy for quality control management. The development shall only be implemented in accordance with the agreed details.’*

This condition is being discharged in full. The following information is submitted to cover the discharge of condition 3:

- Product specification sheet - (Coil 2021)
- Material sample - (Anodised Aluminium)
- Novellis Brochure – (2022)

- Proposed typical bay - (d+b facades Drawing No. 333-202 Rev P04).
- Proposed typical joint details - (d+b facades Drawing No. 302-203 Rev P02).
- Window External - (Elitfönster Harmony)
- Window Internal - (Elitfönster Harmony)
- Windows Guide - (Elitfönster Brochure 2019)
- Quality Control Resource - (d+b facades 2022)

A sample panel will also be installed on site for physical inspection at a time to be mutually agreed.

#### **Condition 4**

*'Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;*

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

*The development shall only be carried out in accordance with the approved construction management plan.'*

This condition is being discharged in full. The following information is submitted to cover the discharge of condition 3:

- Construction Management Plan (March 2022) - d+b Facades Construction.

The submitted Construction Management Plan (CMP) outlines the proposed building works to be undertaken and how the appointed contractor intends to manage the project to minimise the impact on the residents during the works. Full details are set out within the uploaded document and accompanying appendices.

The application form, certificates and relevant documents have been submitted electronically via the Planning Portal (PP-11139471) and the requisite fee of £116 paid online at the point of submission.

I trust that you have all necessary information required and we will be in touch in due course in due course with regards to arranging a suitable time for physical inspection of the chosen external materials. Should you require any further detail at this stage please do not hesitate to contact me or my colleague Tom Hallett.

**OFFICES IN**

London  
Manchester  
Warwick



Yours sincerely,

A handwritten signature in black ink, appearing to read 'E Huggins', on a light blue background.

**Eleanor Huggins**

**Town Planner**

For and on behalf of

**Q+A Planning Ltd**