



Paul Butler Associates

Planning, Development & Heritage Consultants

2 March 2022

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall, Manchester
M60 2LA

FAO Angela Leckie

21.1608

Dear Angela

No.1 Balloon Street – Condition Discharge Application

On behalf of our client Wittington Investments (Properties) Limited, we are pleased to submit an application for the discharge of Condition 3 as attached to Planning Permission 132101/FO/2021. The description of development for the approval is as follows:

'Recladding of existing ground floor brickwork with new aluminium cladding; replacement of existing ground floor windows and doors; works to second floor terrace level including demolition of existing conservatory, construction of a single storey extension, installation of new access door and works to terrace surface; removal of glazed canopy over main entrance; removal of redundant plant; and replacement of a section of paving at street level.'

Condition 3 of the approval states:

'No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations including details of jointing and fixing details between all component materials and any component panels have been submitted to and approved in writing by the City Council as local planning authority.'

We wish to seek approval for both the proposed aluminium cladding and frames, and the pre-cast stone elements. In support of the discharge of Condition 3, please find enclosed a Proposed Material Palette document prepared by OMI Architects.

Physical samples of these materials will be available to view on-site shortly, and we would be happy to arrange a site visit for them to be viewed as soon as possible. If you require anything further in the meantime please let me know.

Yours sincerely

Don Murphy MPLAN MRTPI
Director