



**MANCHESTER
CITY COUNCIL**

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13th December 2016

Mr. T. Green
Hattrell DS One Architects
Arthur House
Chorlton Street
Manchester
M1 3EJ

Dear Mr. Green,

Discharge of Planning Conditions of 112400/JO/2016 – George Leigh Street, Ancoats, Manchester

This letter explains the current status of the above Planning Conditions, which are attached to the above Planning consent, and are required to be discharged.

Some Conditions/sections of Conditions of approval require the submission of information to be discharged, and some must be complied with, as stated in the Condition.

This letter also addresses the issue of the over cladding of the existing stone gable copings in GRP.

Condition 2 (rooflights and entrance door detail):

This condition is discharged on the basis of the installation and maintenance of an opacified glass panel fixed with stainless steel button fixings for the infill panel between the entrance door fan light and the window, and on the basis of the installation and maintenance of Velux Conservation Roof Windows, incorporating a vertical centre bar to the George Leigh Street frontage.

Condition 3 (Materials):

The materials schedule ref. 2382-03-169, received via email on 29/11/16, is approved with the exception of the following materials:

Dark grey tile surround to garages

Garage doors

Golden oak entrance doors to the new building

As discussed, it is considered the development should have a holistic pallet of appropriate materials, to ensure the building is of the highest quality, and is in keeping with the character and appearance of the Ancoats Conservation Area.

The use of grey tiling is not a feature of the historic area or of this building. It is considered that the surrounds to the garages should be stone, in keeping with the other stone surrounds incorporated within the scheme.

The garage doors would better appear as garage doors in, for example, an appropriate grey finish, to tie-in with the colour scheme for the building. The design of the garage doors will not appear authentic in a wood finish.

The entrance doors would also be more appropriate in a grey finish, to tie-in with the colour scheme for the building.

Condition 4 (Verification Report):

This condition remains outstanding at this time, to be discharged prior to the first occupation of the development.

Condition 5 (Sustainability Statement):

We are currently reviewing this Statement, received 7/12/16, and will respond in due course.

Condition 9 (Off-site highway works):

This section of the condition is discharged "Details of crossing points between the Cotton Street highway and the garages." This is on the basis that Cotton Street is a shared surface, and there will be level access into the garages from the highway.

We are still in discussion regarding the following section "Details of the structural assessment of the existing basement walls supporting the highway to be built upon." We will respond as soon as possible.

Condition 10 (Travel Plan):

This condition remains outstanding at this time, to be discharged prior to the first occupation of the development.

Condition 12 (Cycling):

This condition is intrinsically linked to conditions 10 (Travel Plan) and 15 (Secured by Design). Please confirm the final location(s), level of provision and method of securing cycles once the Travel Plan is formulated.

The Travel Plan will inform the proposed provision. As discussed there should be sufficient provision for the occupiers of each apartment and visitors to be able to use cycles, therefore, external covered and secure provision, and provision within apartments would be ideal in this case.

The policy basis for providing sustainable travel options is contained within policies including T1, T2 and DM1 of Manchester's Core Strategy, and the National Planning Policy Framework (NPPF).

Condition 15 (Secured by Design):

This condition remains outstanding at this time, to be discharged prior to the first occupation of the development.

Over cladding of the stone gable copings in GRP:

The over cladding of the existing stone gable copings in GRP is unacceptable. We would like to work with you to achieve the reinstatement of the natural stone gable copings. Please contact us if you want to discuss achieving this reinstatement.

We look forward to receiving a proposal to regularise this matter within one month of the date of this letter, including timetable for all works to be carried out.

Please contact Helen Hodgett using the above contact details if you would like to discuss this letter.

Yours faithfully,



Jennifer Atkinson
Principal Planner

