

Planning Department
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Jones Lang LaSalle Ltd
Landmark 1 Oxford Street Manchester M1 4PB
+44 (0)161 828 6440

jll.co.uk

Our ref 101 Princess Street

6th October 2021

Dear Sir/Madam

PP-10289196
101 Princess Street, Manchester
Approval of Details Reserved by a Condition

I write on behalf of our client Standard Life Investments Property Holdings Limited, the owner of 101 Princess Street in relation to a number of conditions attached to Full Planning Permission and Listed Building Consent issued by Manchester City Council on 4th August 2021. The consents included a number of conditions which require the submission of further information.

Listed Building Consent ref: 129766/LO/2021

The Listed Building Consent includes three conditions which require the submission of further information. The wording is provided below with comments in red where appropriate.

4) Notwithstanding the details submitted with the application, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority prior to any of the equipment hereby approved being installed on site:

- a) *Samples and specifications of the colour treatment that shall be used to colour the equipment to match the colour of the fabric that the equipment will be mounted on (dark grey).*

A sample of powder-coated metal has been submitted to the Council today via the Mount Street reception.

- b) *The extent of painting of existing equipment shall be confirmed and justified and the location of painted and any unpainted equipment shall be agreed.*

2no. new condensers are proposed and are to be positioned against a vertically hung slate roof (see below). Other plant and equipment in the area is the property of tenants of the building and is not in the control of the applicant. In addition, existing plant is of various ages, and has been weathered so the respraying of existing plant is not feasible. The proposed plant will be powder-coated, not painted and is carried out at the factory by the manufacturer.

- c) *A maintenance schedule for this painting, that shall be complied with for the life of the equipment.*

The proposed plant will be powder-coated, not painted and is carried out at the factory by the manufacturer. Powder coating treatment generally weathers well and remains serviceable for over 20 years, which exceeds the expected lifetime of the equipment.

5) The works to block up the existing fifth floor glass door and windows shall not commence unless until a sample and specification of the vertically hung slate has been submitted to and approved in writing by the City Council, as local planning authority. The development shall be carried out in accordance with the approved sample.

Two samples of slate have been submitted to the Council today via the Mount Street reception. Photographs of the samples on site are shown below. Thrutone Textured Black-Blue is shown on the left of the photo, Rivendale Black-Blue is shown on the right. Both are considered to be appropriate matches to existing materials.



6) The works hereby approved shall not commence until a full method statement for the strip out of non-original fabric has been submitted to and approved in writing by the City Council as local planning authority. The strip out works shall then be carried out only in accordance with the approved method statement.

A Method Statement has been submitted in support of this application.

Planning Permission ref:129765/FO/2021

The Planning Permission includes two conditions which require the submission of further information. The wording is provided below with comments in red where appropriate.

4) Notwithstanding the details submitted with the application, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority prior to any of the equipment hereby approved being installed on site:

- a) Samples and specifications of the colour treatment that shall be used to colour the equipment to match the colour of the fabric that the equipment will be mounted on (dark grey). As above.
- b) The extent of painting of existing equipment shall be confirmed and justified and the location of painted and any unpainted equipment shall be agreed. As above.
- c) A maintenance schedule for this painting, that shall be complied with for the life of the equipment. As above.

5) The works to block up the existing fifth floor glass door and windows shall not commence unless until a sample and specification of the vertically hung slate has been submitted to and approved in writing by the City Council, as local planning authority. The development shall be carried out in accordance with the approved sample. As above.

Conclusion

Condition 3b of the Planning Permission ref:129765/FO/2021 requires the submission of a verification noise report which will be prepared in advance of the first operation of the equipment as required by the condition.

I trust this information is sufficient to approve this application. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink that reads 'R. Robinson'.

Tom Robinson

Direct line 0161 828 6437

Mobile 07841 860930

tom.robinson@eu.jll.com