

Our Ref: 04C000367/ED/GB  
Your Ref: PP-10065404



26<sup>th</sup> July 2021

Manchester City Council  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Dear Sir or Madam,

**Application to discharge condition 4a) of planning permission reference: 126422/FO/2020 at Cavendish House, Chapel Walks, M2 1HN**

I am writing to you on behalf of my client, Chapel Walks GP on behalf of Chapel Walks LP ('the Applicant'), who is seeking to discharge condition 4a) of planning permission reference 126422/FO/2020 in relation to Cavendish House, Chapel Walks, M2 1HN.

Planning permission was granted by Manchester City Council on 23<sup>rd</sup> October 2020 under application reference 126422/FO/2020 for the following development:

*"Refurbishment and extension of existing office building to include elevational alterations and new two storey roof extension to provide additional office accommodation (Use Class B1) and external roof terrace with associated stair cores, change of use of existing restaurant (Use Class A3) at ground floor level to provide commercial floorspace (Use Classes A1, A3 and B1) and at first floor level to provide office accommodation (Use Class B1) (associated listed building consent application reference 126423/LO/2020)"*

**Condition 4a)**

Condition 4a) of application reference 126422/FO/2020 states:

*"Notwithstanding the submitted plans and documents as specified in condition 2, prior to the commencement of development, other than enabling works comprising demolition, piling and construction of the sub structure, the following shall be submitted to and approved in writing by the City Council, as local planning authority:*

*A programme for the issue of samples and specifications of all materials to be used on all external elevations of the development and drawings to illustrate details of sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development. Full and final details including jointing and fixing details; details of the drips to be used to prevent staining; details of the glazing, a strategy for quality control management; and a commentary of how materials would be sourced, if possible, in the sustainably, as possible."*

## **Supporting Information**

To support this application to discharge condition 4a) of application reference 126422/FO/2020, the following information has been submitted via the Planning Portal:

Programme of materials and samples:

- Materials Finishes Programme (dated 09/07/2021)
- 1814 - SCHEDULE - Samples and Tests
- 1814 Chapel Walks Word Version Extract
- Finishes Schedule

Drawings to illustrate details of sample panels to be produced:

- Sample Panel Types (Dwg no. 1814 T(250))

Full and final details, including jointing and fixing details:

- Glazed Infill Details 1 (Dwg no. 1814 T(436))
- Glazed Infill Details 2 (Dwg no. 1814 T(437))
- Glazed Infill Details 3 (Dwg no. 1814 T(438))
- Glazed Infill Details 4 (Dwg no. 1814 T(429))
- Section BB Details - Sheet 1 (Dwg no. 1814 T(445))
- Section BB Details - Sheet 2 (Dwg no. 1814 T(446))
- Section BB Details - Sheet 3 (Dwg no. 1814 T(447))
- Section BB Details - Sheet 4 (Dwg no. 1814 T(448))
- Section BB Details - Sheet 5 (Dwg no. 1814 T(449))
- Section EE & FF Details - Sheet 1 (Dwg no. 1814 T(460))
- Section GG & HH Details - Sheet 1 (Dwg no. 1814 T(465))
- Party Wall Details 1 (Dwg no. 1814 T(466))
- Party Wall Details 2 (Dwg no. 1814 T(467))
- Curtain Wall Over Pitched Roof Detail (Dwg no. 1814 T(468))
- GA Plan Details - Sheet 1 (Dwg no. 1814 T(490))
- GA Plan Details - Sheet 2 (Dwg no. 1814 T(491))
- GA Plan Details - Sheet 3 (Dwg no. 1814 T(492))
- Back Pool Fold Infill 1 (Dwg no. 1814 T(704) Rev A)
- Back Pool Fold Infill 2 (Dwg no. 1814 T(705))

- Louvred Window Infill (Dwg no. 1814 T(706))
- Stair B Slot Window (Dwg no. 1814 T(707))

Details of the drips to be used to prevent staining:

- Glazed Infill Details 1 (Dwg no. 1814 T(436))
- Section BB Details - Sheet 1 (Dwg no. 1814 T(445))
- Section BB Details - Sheet 2 (Dwg no. 1814 T(446))
- Section BB Details - Sheet 3 (Dwg no. 1814 T(447))
- Section BB Details - Sheet 4 (Dwg no. 1814 T(448))
- Section EE & FF Details - Sheet 1(Dwg no. 1814 T(460))
- Party Wall Details 1(Dwg no. 1814 T(466))
- Curtain Wall Over Pitched Roof Detail (Dwg no. 1814 T(468))

Details of the glazing:

- Glazed Infill Details 1 (Dwg no. 1814 T(436))
- Glazed Infill Details 2 (Dwg no. 1814 T(437))
- Glazed Infill Details 3 (Dwg no. 1814 T(438))
- Glazed Infill Details 4 (Dwg no. 1814 T(439))
- Stair B Slot Window (Dwg no. 1814 T(707))

A strategy for quality control management:

- Quality Control Management Strategy (dated 14/07/2021)

## **Fee**

The planning application fee of £144 (inclusive of the Planning Portal's administrative charge) has been paid by BACS directly to the Planning Portal.

I trust the above is sufficient to discharge condition 4a) of planning permission reference 126422/FO/2020. If you have any queries, please contact me.



Yours faithfully

A handwritten signature in grey ink that reads 'Blackburn'. The signature is written in a cursive style, with the first letter 'B' being particularly large and stylized.

**Georgina Blackburn**

**Planner**

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**For and on behalf of Avison Young (UK) Limited**