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19 February 2021

FAO David Brettell
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear David,

Old Granada Studios (OGS), St. John's, Manchester – Application for Discharge of Condition 3 for Planning Permission Reference 127612/FO/2020

Please find enclosed a Condition Discharge application submitted by Manchester Quays (OGS) Developments Limited, for the partial discharge of Planning Condition 3 attached to Planning Permission 127612/FO/2020, relating to the Old Granada Studios ('OGS') development in Manchester City Centre.

For clarity, Planning Permission Reference 127612/FO/2020 approved the following description of development:

"Part redevelopment and part refurbishment including the conversion of the existing Granada House building into a 175 bed hotel (Use Class C1) with associated private members club (Sui Generis); and erection of new single storey rooftop bar and restaurant (Use Classes A3 and A4); external terrace and rooftop pool in addition to the erection of a new ten storey building for office (Use Class B1) and ground floor retail or workspaces (Use Class A1/A3 and/or B1); retention of Studios for current use as filming studios (Use Class B1) and erection of modular workspaces (Use Class B1) with associated access and servicing arrangements; public realm and other associated works"

This application was granted permission on 16 November 2020. The remainder of this letter sets out the condition wording and information submitted in order to discharge the pre-commencement condition.

Condition 3 – External Materials

Condition 3 is worded as follows:

"*The external materials shall be presented to the City Council as local planning authority in accordance with the agreed schedule dated 02 November 2020 prepared by Bowmer and Kirkland along with jointing and fixing details and the enclosed strategies for quality control management. Samples of all materials shall be submitted and approved, by the City Council, as local planning authority, in accordance with the*

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agreed schedule. A full account of all external materials reviewed and signed off in accordance with this schedule shall be submitted prior to operation in accordance with the approved schedule. "

In order to provide the details requested by Condition 3, Bowmer and Kirkland have prepared and collated detailed information and technical drawings relating to the installation of external materials, which is required by the condition. The associated documentation is listed below:

- *OGS – Sample Tracker and Elevation Drawings: highlights the materials sought for approval and where these are located on the building.*
- *Kawneer Curtain Wall Brochure*
- *Kawneer Framing Systems Brochure*
- *Kawneer GF Sliding Door Brochure*
- *Sotech TFC+ Rainscreen Testing Certificate*
- *Q.A. Method Statement*
- *Construction Drawings*

The documentation that has been submitted in relation to the discharge of this condition is associated with the 'new build' office elements of the proposal and therefore partial discharge is being applied for.

Physical samples for other elements, such as the rooftop extension and the M1 Container units adjacent to Studio Boulevard, will be agreed prior to their installation.

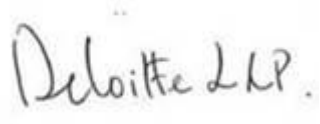
Summary

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to partially discharge Condition 3.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-09542278).

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please contact myself using the details provided overleaf or Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely



John Cooper
For Deloitte LLP