

18 December 2020

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloittereal estate.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

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

Dear David

Globe and Simpson, St. John's, Manchester – Application for Discharge of Condition 3 Planning Permission Reference 121721/FO/2018 and 125222/JO/2019

Please find enclosed a Condition Discharge application submitted by Manchester Quays (G&S) Developments Limited for the discharge of Planning Conditions attached to Planning Permission 125222/JO/2019, relating to the St. John's Place Globe and Simpson development in Manchester City Centre.

For clarity, the original Planning Permission (Reference 121721/FO/2018) approved the following description of development:

"Erection of a 9 storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and / or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works."

This application was granted permission on 18 January 2019 and was subsequently amended on 29 January 2020 via Planning Permission reference 125222/JO/2019. The amendment application sought external façade changes to the building and amended wording of planning conditions to allow for the timely submission of information in line with the construction of the scheme.

The remainder of this letter sets out the condition wording and information submitted in order to discharge pre-commencement conditions to align this process with the construction programme. This condition relates to the external materials for the Globe and Simpson Building.

Condition 3 – External Materials (Partial)

Condition 3 is worded as follows:

"Prior to the commencement of the development, other than enabling works comprising demolition, piling and construction of the sub structure, a programme for the issue of samples and specifications of all material to be used on all external elevations of that phase of the development shall be submitted to and approved in writing by the City Council, as local planning authority. Samples and specifications of all materials to be used on all external elevations of that phase of the development to include jointing and fixing details and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details."

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In order to partially discharge condition 3, please find enclosed a schedule of external materials and programme for the submission of physical samples to Manchester City Council.

In line with that schedule, submissions and presentations of physical samples will take place in early 2021, to be agreed with the LPA, to discharge this planning condition and other supporting documents have been provided in order to record the materials presented and site visits.

A Quality Control Management Strategy is also enclosed and will be adhered to by the contractor and the subcontractors of the various external building materials on site, in manufacture and in transportation.

The Submission

In addition to the supporting information set out in this letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to partially discharge Condition 3 in relation to the Globe and Simpson. For completeness, the submitted documents include:

- Globe and Simpson Sample Locations and Schedule of Materials prepared by Axis; and
- Quality Control Management Strategy prepared by FK Group.

Payment has been made online via the Planning Portal (PP-07824789) to Manchester City Council for £116 in respect of the application fee for the application to agree details reserved by condition.

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

Deloitte LLP