

27th November 2020

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Our ref: EP494
Your ref: PP-09129390

Dear Sirs

**SUBMISSION OF DETAILS TO DISCHARGE CONDITION NO 3 (MATERIALS)
PLANNING PERMISSION 119731/FO/2018
CHESHIRE CHEESE PH & VACANT LAND (FORMERLY NOS 32-38), OLDHAM ROAD, MANCHESTER,
M4 5FE**

I write further to the planning permission dated 15 November 2018 for the Erection of a 7-storey building to form 38 apartments and a ground floor retail unit.

The Application

This application is submitted via the Planning Portal ref: PP-09129390 and comprises the following:

- Application forms (completed on the Planning Portal);
- Covering Letter;
- Coloured Elevation Drawings; and
- Materials Schedule.

The fee of £116 (and a £25 PP admin fee) has been paid directly via the Planning Portal.

3 Materials

Condition 3 reads as follows:

No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the agreed materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning authority, in the interests of the visual amenity, pursuant to policies SP1, EN3 and DM1 of the Core Strategy.

The submitted Materials Schedule provides full details of the brickwork to be used in the construction of the building. The proposed balcony guarding and etched cladding panels reflects the colour and finishes detailed within the Design and Access Statement which was submitted with approved application 119731/FO/2018. Whilst the submitted Materials Schedule provides details of the balcony

guarding and etched cladding panels the manufacturers details will not be available until they have ultimately been agreed with the manufacturer and the build progresses to a much more advanced stage. The details will not however materially change from those detailed within the Materials Schedule and it is considered that the condition can be discharged on this basis, potentially with an advisory note stating that the cladding/balcony guarding should not be materially different to that outlined within the schedule.

I hope you have everything required to validate the application and subsequently discharge condition 3. Should you require any further information to discharge the condition please do not hesitate to contact me, I look forward to hearing from you in due course.

Yours faithfully



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