

REF: MR/BH/ZA/R00396

FAO: Angela Leckie
City Centre Team
Planning Growth and Development Department
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532
Manchester
M60 2LA

23rd September 2020

Dear Angela,

**SUBMISSION OF SAMPLE AND SPECIFICATION FOR 3MM VITRADUAL SOLID ALUMINIUM PANEL
(COLOUR – GREEN METALLIC) TO DISCHARGE CONDITION 3 OF PLANNING PERMISSION
127520/FO/2020
PICCADILLY POINT, 23 BERRY ST, MANCHESTER, M1 2AD**

I write on behalf of our client, Unite Group Plc (the Applicant), to enclose an application to discharge Condition 3 of planning permission 127520/FO/2020. Permission was granted on 16th September 2020 for the 'Recladding of existing facades from 1st floor upwards'.

It is important to note that the panel sizes and colours were the subject of discussion with Senior Planning Officer, Angela Leckie of Manchester City Council, with agreement made on the 14th July 2020. This discussion related to the submission of a full planning application which sought to replace the cladding on the existing building, which was granted consent under planning permission 127520/FO/2020.

Planning Condition 3 Attached to Planning Permission 127520/FO/2020

Condition 3 of planning permission 127520/FO/2020 for 'recladding of existing facades from 1st floor upwards' states:

No development that is hereby approved shall commence unless and until a sample and specification for the 3mm Vitradual Solid aluminium colour Green Metallic to be used on all external elevations of the development as identified in condition 2 above have been submitted to and approved in writing by the City Council as local planning authority.

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 of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy

In accordance with the wording of the above planning condition, we hereby submit the sample panel

for 3mm Vitradual Solid Aluminium panels in colour Green Metallic (4450), to discharge Condition 3 of planning permission 127520/FO/2020.

Contents of Application Submission

The following supporting documents have been submitted via planning portal (ref. PP-09095026) in support of this application:

- The completed application form;
- This covering letter produced by ROK Planning;
- The relevant planning application fee of £116.00;
- Photograph of proposed 3mm Vitradual Solid Aluminium panels in colour Green Metallic (4450); and
- Physical sample of 3mm Vitradual Solid Aluminium panels in colour Green Metallic (4450) (sent to Council's offices).

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Bethan Hawkins (bethan.hawkins@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



Matthew Roe

Director

ROK Planning

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