CHAPMAN TAYLOR
GLOBAL ARCHITECTS & MASTERPLANNERS

MANCHESTER STUDIO
Bass Warehouse
4 Castle Street, Castlefield
Manchester M3 4LZ
United Kingdom
T +44 (0)161 828 6500
E manchester@chapmantaylor.com
www.chapmantaylor.com

Jennifer Atkinson
Principal Planner
Manchester City Council
PO Box 532
Manchester
M60 2LA

17 Dec 2018

BY EMAIL

CTL-B891VSM-LTR-007

Dear Jennifer,

Vesta Street, Manchester
Application number: 115947/FO/2017

We have been engaged by Eric Wright Construction, working in conjunction with Manchester Life Development Company, in relation to the Vesta Street project. I am writing to you in order to submit an application for the discharge of pre commencement conditions.

Please accept this letter as our request for the discharge of the following conditions:

Condition 7)

7) Prior to any above ground works, (a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, 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 along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.

(b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part a). The approved materials shall then be implemented as part of the development.

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.

Response:

We have appended the 'Mock-up Drawings' (CTL-XX-XX-99-100 & CTL-XX-XX-99-101 dated 5th October 2018) which outlines the materials and details which will form part of the on-site mock-up. Following which, this arrangement of samples/materials will be presented to the council as per the following programme:

- Mock-up site installation: 21st December
- Mock-up offered up for Planning review: Week commencing 7th

Chapman Taylor is a Limited Liability Partnership registered in England and Wales No. OC302467. A list of the members is available for inspection at the Registered Office.

(Chris Keating of EWC will be in touch directly to arrange the site visit and advise on alternative times if the above is not suitable).

Condition 15)

The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development and bat environment in order to comply with the requirements of policies SP1, EN15 and DM1 of the Core Strategy.

Response:

We have appended the 'Ground Floor & External Lighting Layout' (MC1088-63-0-E001) prepared by ameon (dated June 2018).

Condition 21)

Notwithstanding the details shown on drawing A-11 Rev 10 stamped as received by the City Council, as Local Planning Authority, on the 7 April 2017, prior to the first use of the building, details of the provision of the cycle storage shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

Response:

We have appended the following architectural information which captures the proposed details for cycle storage provision:

- 'Level 00 GA Plan' (CTL-XX-00-20-100 rev C06 dated 07 December 2018)
- 'Architect's Specification Q50 Site / Street Furniture / Equipment' (CTL_XX_XX_SP_Q50 Site / Street Furniture / Equipment) dated 07 December 2018.

Condition 22)

Prior to the first use of the development hereby approved, the car parking layout, as indicated on drawing A-11 Rev 10 stamped as received by the City Council, as Local Planning Authority, on the 7 April 2017shall be laid out, demarcated and made available. The car parking layout shall be retain and maintained for as long as the development remains in use.

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

Response:

We have appended the following architectural information which captures the proposed details for the car parking layout:

Chapman Taylor is a Limited Liability Partnership registered in England and Wales No. OC302467. A list of the members is available for inspection at the Registered Office.

- ‘Level 00 GA Plan’ (CTL-XX-00-20-100 rev C06 dated 07 December 2018)

If you require any further information or clarification please do not hesitate to contact me.

Yours sincerely



Michael Swiszczowski
Associate Director
mswiszczowski@chapmantaylor.com

Chapman Taylor is a Limited Liability Partnership registered in England and Wales No. OC302467. A list of the members is available for inspection at the Registered Office.