

FAO: David Brettell

Manchester City Council
Planning Department
PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

12 November 2019

Ref: 05441/04.01

John Dalton House, 121 Deansgate, Manchester - Application number: 119979/FO/2018
Discharge of Planning Condition: PC3, 4, 5, 20 & 21

Dear David,

We write with reference to Planning Condition No.3, 4, 5, 20 and 21: (Conditions pertaining to external materials)

3) No development that is hereby approved shall commence, other than enabling works comprising soft strip, façade removal and demolition of existing building elements (including concrete canopies, slabs and beams), plus earth works removal and site set up in Mulberry Square, unless and until samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details and a strategy for quality control management 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.

We are to submit a physical sample board in due course, and aim to have the full scale mock-up on site by the end of the month.

Attached information:
05441 - JDH - Condition 3 Samples and Specifications

Description of material and location on elevations

Directors:
Philip Doyle
David King-Smith
Paul Norbury
Tony Skipper
Adam Thornton

Registered Office:
Five Plus Architects Limited
Fourth Floor The Hive, 47 Lever Street,
Manchester, United Kingdom, M1 1FN

Registered Number:
07370126

**Equitone AAA PLANNING& Application GUIDE 2019 Equitone
Equitone LINEA BBA Cert 2019**

Specification and product data sheets

**Shackerley Engineered Brochure Ed3 DIGITAL VERSION-small
Shackerley SHG Factory procedure controls FPC22
Shackerley TC01133-(Ver-1)
Shackerley TC01133-(Ver-1)
Shackerley Qbic Hotel, Manchester**

Specification and product data sheets

4) No development shall take place, other than enabling works comprising soft strip, façade removal and demolition of existing building elements (including concrete canopies, slabs and beams), plus earth works removal and site set up in Mulberry Square, unless and until a method statement detailing the control of workmanship in the manufacture, transportation to, and handling and erection on site of the external materials so as to maintain their appearance and quality, have been submitted to and approved in writing by the City Council as local planning authority, unless otherwise agreed in writing by the City Council as local planning authority. The development shall be constructed only using the approved 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 of the area as specified the Guide to Development supplementary planning document and policies SP1 and DM1 of the Core Strategy.

**Attached information:
MYC_Quality plan_191009_Rev01**

Contractor quality plan

5) No development shall commence, other than enabling works comprising soft strip, façade removal and demolition of existing building elements (including concrete canopies, slabs and beams), plus earth works removal and site set up in Mulberry Square, unless and until samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority.

The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

Attached information:

116-LYR-XX-XX-DWG-L-1001-LANDSCAPE GENERAL ARRANGEMENT
116-LYR-XX-XX-DWG-L-1002-EDGING
116-LYR-XX-XX-DWG-L-1003-DETAIL LOCATION PLAN
116-LYR-XX-XX-DWG-L-2001-HARDWORKS
116-LYR-XX-XX-DWG-L-3001-SOFTWORKS
116-LYR-XX-XX-DWG-L-3001-SOFTWORKS
116-LYR-XX-XX-DWG-L-4001-TYPICAL DETAILS _ 01
116-LYR-XX-XX-DWG-L-4002-TYPICAL DETAILS _ 02
116-LYR-XX-XX-DWG-L-5001-LIGHTING
116-LYR-XX-XX-DWG-L-6001-DRAINAGE & LEVELS STRATEGY
116-LYR-XX-XX-DWG-L-8001-FURNITURE & PLANTERS_ LAYOUT 01
116-LYR-XX-XX-DWG-L-8002-FURNITURE & PLANTERS_ DETAILS
116-LYR-XX-XX-DWG-L-8004-TREE DETAIL
116-LYR-XX-XX-DWG-L-8006-TREE PLANTER DETAIL
116-LYR-XX-XX-DWG-L-8007-EXISTING DETAILS

General arrangement and detail drawings for the landscape

PL1531-ID-008-01- Hardworks - Condition 3

Material specification reference document for the above scheme

20) No development shall take place, other than enabling works comprising soft strip, façade removal and demolition of existing building elements (including concrete canopies, slabs and beams), plus earth works removal and site set up in Mulberry Square, unless and a Maintenance Strategy for the external areas of the site, including planting arrangements, boundary treatments, furniture and lighting, has been submitted to, and approved in writing by, the City Council as local planning authority.

Reason: In the interests of visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

Attached information:

116-LYR-H1-ZZ-RPT-L-0001-01-Landscape Management & Maintenance
Maintenance plan for the landscape scheme

21) No development shall take place, other than enabling works comprising soft strip, façade removal and demolition of existing building elements (including concrete canopies, slabs and beams), plus earth works removal and site set up in Mulberry Square, unless and until a full details of the design and location of all taxi areas and vehicle drop-off points, within the development, has been submitted to, and approved in writing by, the City Council as local planning authority. All pick up and drop off arrangements shall be taken from the street at Ridgefield.

Reason: In the interests of amenity and highway safety, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

Attached information:

Qbic Hotels Manchester Taxi Drop Off Strategy 141019

Statement regarding Taxi Drop off guidance

Please find enclosed supporting information regarding Planning Condition 3, 4, 5, 20 and 21. We trust this information is sufficient to discharge the Planning Conditions listed above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tom Higgins', with a stylized flourish at the end.

Tom Higgins
Architect