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Our Ref: 04B903197
Your Ref: PP-07854599 & PP-07854550

31 May 2019

Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

SUBMISSION OF DETAILS RESERVED BY CONDITION - INSTALLATION OF A REPLACEMENT AWNING, MANCHESTER ROYAL EXCHANGE, CROSS STREET

Planning permission, advertisement consent and listed building consent were granted for the installation of a replacement awning at the Manchester Royal Exchange, Cross Street on the 8th February 2019 (Planning reference numbers: 121032/FO/2018, 121034/LO/2018 and 121033/AO/2018; respectively). This Covering Letter discusses the conditions associated with each of these permissions and addresses their respective requirements. It should be noted that where the imposed conditions are identical, irrespective of which permission they relate to, they have been discussed collectively.

Condition 3 (121034/LO/2018 & 121032/FO/2018)

Condition 3 stemming from listed building consent (planning application reference: 121034/LO/2018) and full planning permission (planning reference: 121032/FO/2018) states that:

"*Notwithstanding the materials shown in the approved drawings and documents detailed in condition 2 of this decision and prior to the commencement of the development hereby approved a programme for the issue of physical samples and detailed specifications of all materials to be used on the external elevations, including colours shall be submitted for approval in writing by the City Council, as Local Planning Authority. Samples and specifications of all materials detailed in the approved programme, junctions and interface details and a strategy for quality control management, shall then be submitted and approved in writing by the City Council as local planning authority prior to any works relating to those items commencing on site and before any of the materials listed in the approved programme are utilised on the site. The development shall be constructed only using the approved materials and in accordance with the approved details.*"

The information required to address the requirements of these conditions is identified below:

Avison Young is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB

Regulated by RICS

Cloth Material

The main awning fabric material is constructed from acrylic canvas which is Teflon coated. This ensures that the fabric remains flexible whilst requiring minimal maintenance. Furthermore, the use of this material will ensure that the awning is water, rot and shrink proof and stain resistant.

The colour of cloth material will be RKS 181 (brown). A sample of this material has been sent separately to the Council to demonstrate the colour that will be utilised and what it will be constructed from.

Woodwork

The wood that will be utilised to encapsulate the cover and roller will be constructed from meranti hardwood. The box will be painted black (RAL 9005).

Metalwork

All of the metal components to be used in the construction of the awning including arms and sliding brackets will be constructed from stainless steel. The metal components will be powder coated in black (RAL 9005).

Timber Surround

The existing advertising present on the timber surround will be removed and the wooden surround will be exposed. This exercise will be conducted sensitively with hand tools to ensure that the wood remains intact and no damage occurs to the stonework behind. Where holes are present from previous interventions in the fabric of the wood, these will patch repaired. Following the completion of these repair works, a brown weatherproof paint (RAL 8019) will be applied to the timber surround. The colour has been selected so as to match the awning cloth and accord with the approved plans.

Lettering, Logos and Branding

The lettering, logos and branding to be applied to the awning will be completed in gold vinyl.

Condition 4 (121034/LO/2018 & 121032/FO/2018)

Condition 4 stemming from listed building consent (planning reference: 121034/LO/2018) and full planning permission (planning reference: 121032/FO/2018) states that:

"*Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:*

- *Any signage applied to the timber surround;*
- *The treatment of any stonework currently masked by a timber surround, including a watching brief during the removal of the existing surround;*
- *The shutter, including type and colour details;*
- *The treatment of the existing lighting units.*"

The information required to address the requirements of these conditions is identified below:

No signage is to be applied to the timber surround. The timber surround is not to be removed as part of the proposed works but will instead be refurbished as part of the proposed works. This will involve the removal of the existing 'Lycamobile' signage which is located to the left and right on the unit's primary elevation, the repair of any holes present following its removal and the painting of the wooden surround in a brown wood paint (RAL 8019). No works are to take place to the existing

stonework. The shutter is not to be removed or altered as part of the proposed works. The existing lighting will be retained as part of the development.

Condition 3 (121033/AO/2018)

Condition 3 stemming from the advertisement consent (planning reference: 121033/AO/2018) states that:

"*Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:*

- *Any signage applied to the timber surround;*
- *The treatment of any stonework currently masked by a timber surround, including a watching brief during the removal of the existing surround;*
- *The treatment of the existing lighting units.*"

The information required to address the requirements of this condition is identified below:

No signage is to be applied to the timber surround. The timber surround is not to be removed as part of the proposed works but will instead be refurbished as part of the proposed works. This will involve the removal of the existing 'Lycamobile' signage which is located to the left and right on the unit's primary elevation and the painting of the wooden surround in a brown wood paint (RAL 8019), following the making good of any openings in the timber surround which are identified after the removal of this advertising. The removal of the signage will be conducted sensitively with hand tools to ensure that the wooden surround, to which it is attached, remains intact and no damage occurs to the stonework behind. Accordingly, no works are proposed to the existing stonework. The existing lighting will be retained as part of the development.

I trust that the submitted information is sufficient to discharge the identified conditions and enable development to commence. However, please do not hesitate to get in touch if you require any additional information.

Yours faithfully

[redacted]

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For and on behalf of
GVA Grimley Limited t/a Avison Young