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architecture and urban design

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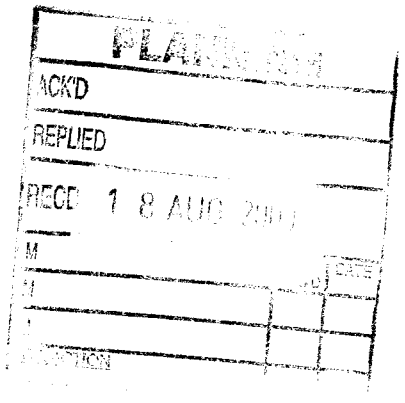

London
Melbourne
Manchester
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Angela Leckie
City Centre Team - Planning
Manchester City Council
Town Hall Extension
Manchester
M60 3NY

17 August 2009

Dear Angela

1 NEW YORK STREET, MANCHESTER – APPLICATION REFERENCE 084274/FO/2007/C2
SECTION 73 APPLICATION TO VARY PREVIOUSLY DISCHARGED CONDITION No 3

Further to our recent email correspondence and following on from the discharge of Condition 3 of the above application, we have had cause to introduce a further material, not previously indicated on the Planning Drawings, nor previously submitted with the other materials for approval. The new material is a facing brick to match the brickwork on the adjoining building and is required to conceal an area of poor quality blockwork to the adjoining building which became exposed when the former building on the site was demolished. We believe this material is part of the No 1 New York Street development because it has been constructed within the Red Edged site boundary and is supported from the structure of No 1 New York Street, not from the adjoining building. As such, we believe the proposed brick should be reviewed alongside the other materials submitted for approval under Condition 3 of the above Application and therefore we have submitted a retrospective application to vary the previously discharged Condition 3. Three copies of the 'Application to Vary a Condition Form' are enclosed together with a cash payment of £170 for the associated fee.

Please find enclosed three copies of the following drawings and photographs to support this application:

A8051 rev X3	Above Ground Abutment Details to Barclays Bank
A8053 rev X2	Rain-screen Details over Exposed Blockwork to Barclays Bank

Photograph illustrating as-built work

Sample of the brick used

The brick that has been used is the same brick that was used to construct the adjoining building. The colour difference is due to weathering and pollution but the new brickwork will blend with the existing over time.

We trust the enclosed information is sufficient to consider this application, but please do not hesitate to contact us should you require any further information or clarification.

Yours sincerely
Denton Corker Marshall

Tor
Ass

cc. Sir Robert McAlpine — Nigel Powell — (letter only)
Bruntwood — John Marland — (letter only)