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Planning
Manchester City Council
PO Box 532
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M60 2LA

3 September 2025

*Submitted via Planning Portal ref: PP-14301451*

Dear Jennifer

## Application to Discharge Condition 7 'Materials' relating to 35 Fountain Street, Manchester M2 2AN

On behalf of our client, 35 Fountain Street Limited, please find enclosed an application for the discharge of Condition 7 (part a) attached to Planning Permission ref: 140389/JO/2024, relating to 35 Fountain Street, Manchester M2 2AN.

Planning Permission ref: 140389/JO/2024, as amended by ref: 136013/FO/2023, permitted the following:

*"Elevation alterations and erection of two storey rooftop extension including rooftop terrace."*

## Condition 7 – Materials

Condition 7 is worded as follows:

*"Notwithstanding the details submitted with the application, prior to the commencement of development (other than enabling works comprising façade removal) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*

*(a) Samples and specifications of all material to be used on all external elevations and rooves of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a p; and a strategy for quality control management.*

*(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.*

*(c) The sample panels and quality control management strategy."*

Condition 7 part a) and part b) were previously discharged in February 2025 via ref: CDN/24/1054.

Since the approval of this application, a non-material amendment application (ref: 143296/NMC/2025) has been submitted and approved by MCC, which facilitated the following changes to the façade of the proposed development:

- Replacement of Flemish brickwork with stretcher bond brickwork to the top of the core;

- Reduction in depth of the pre-cast concrete string course window detail from 215mm to 140mm; and
- Inclusion of shadow gap connection with concealed fixings to the aluminum panels on the rooftop extension levels.

As a result of these amendments, the VMU and façade drawings submitted and approved under ref: CDN/24/1054 no longer reflect the proposed development or the sample panel which the Contractor intends to present to Manchester City Council officers on site. Therefore, this application seeks to re-discharge part a) of Condition 7.

The only changes to the previous application pack is the drawings, which now illustrate the 75mm reduction in the concrete string course and the shadow gap connections (as approved under ref: 143296/NMC/2025), alongside a revised programme for the production and sign-off of the full size VMU panel.

All materials included and physically viewed by MCC officers as part application ref: CDN/24/1054 remain extant.

We will seek to discharge part c) of Condition 7 in line with the submitted programme.

## Submission Summary

The following table summarises the condition to be discharged, and the information submitted pursuant to the discharge of the condition:

| Condition | Condition Wording | Information Submitted |
|---|---|---|
| Condition 7 (part a) | *Samples and specifications of all material to be used on all external elevations and rooves of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (the panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panel; and a strategy for quality control management.* | Façade Mock Up and Samples Document prepared by Bennetts Associate; and<br><br>Programme for the Production of VMU prepared by GMI. |

The application has been submitted electronically via the Planning Portal ref: PP-14301451. The application fee of £298 + Planning Portal fees has been paid directly to the Planning Portal.

I trust the information submitted with this application is appropriate and that the application can now be registered and validated. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely



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