AshtonHale

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal (ref. PP-14351563)

22 September 2025

Dear Sir / Madam,

Application to Part Discharge Condition 3 of Application Ref 132214/FO/2021

On behalf of our client Capital and Centric (Nineteen) Limited ('the Applicant'), please find enclosed an application to discharge condition 3 (partial discharge) pursuant to permission 132214/FO/2021 at Land South of Chapeltown Street, Manchester, M1 2WH ('the Site'). Permission was granted on 01 December 2022 for the following description of development:

> *Erection of a 15 storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces), two ground floor commercial units (Use Class E/ Sui Generis (Drinking Establishment), multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment), associated landscaping to site perimeter and rooftop PV panels.*

Condition 3 (Parts a and b)
Condition 3 states:

a) *Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*

- *baseline samples and specifications of all materials to be used on all external elevations;*
- *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and*
- *a programme for the production of the full sized sample panels a strategy for quality control management; and*

The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, and;

b) *Submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (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 shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.*

In order to comply with the requirements of Condition 3 (parts 'a' and 'b'), the following information has been enclosed within this application submission:

- Architectural External Finishes Specification Document (September 2025): Prepared by BDP, this document sets out the proposed material schedule for the scheme and includes sample panel drawings for reference.
- Proposed Programme for Sample Panels: Torsion Construction have developed a programme for the production of the full-sized sample panels.
- CEMP Circular Economy Statement: A Circular Economy Statement has been prepared to outline the strategy for promoting more efficient use of non-renewable material resources and for minimising the lifecycle impacts of construction materials.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please do not hesitate to contact me.

Yours sincerely,



AshtonHale Ltd