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30th September 2025

Michael Pearson
Manchester City Council Planning Department
PO Box 532
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Dear Michael

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITION 7 (MATERIALS), 8 (DOORWAY MATERIALS), 10 (PUBLIC REALM) AND 11 (LANDSCAPING) PLANNING CONSENT: 141586/FO/2024

CASTLEFIELD HOUSE, LIVERPOOL ROAD, MANCHESTER

Please find enclosed a planning application to discharge conditions 7 (Materials) 8 (Doorway Materials), 10 (Public Realm) and 11 (Landscaping) of Planning Consent ref. 141586/FO/2024 concerning Castlefield House, Liverpool Road, Manchester.

The application has been made on behalf of the applicant, Castlefield House Properties Limited, and has been submitted online via the Planning Portal (ref. PP-14031555).

The application comprises completed planning application forms and a series of plans and specifications which are set out in the table below.

BACKGROUND

On 4th March 2025 , the following application was approved by Manchester City Council:

> *'Exterior alterations to elevations and public realm improvements, including alterations to parking at Castlefield House.'*

This application is seeking to fully discharge conditions 7 (Materials) 8 (Doorway Materials) , 10 (Public Realm)and 11 (Landscaping).

DISCHARGE OF CONDITION 7, 8, 10 AND 11

This discharge of condition application is supported by a suite of documents which are outlined in Table 1.0 below.

TABLE 1.0 - Documentation

No.	Condition	Information Submitted
7	Prior to the commencement of any of the following works hereby approved, exact details regarding their dimensions and finish, including material samples, shall be submitted to and approved in writing by the City Council as Local Planning Authority: • The cleaning of the property's cladding • Installation of new aluminium coping • Installation of fascia to conceal ground floor gutter above Liverpool Road entrance • Installation of new aluminium cladding piece to replace ground floor green fin The development shall then proceed in accordance with the approved details.	• Entrance Cladding Drawing Rev A • Cladding Maintenance (Ref-035MAN)
8	Prior to the insertion of the new doorway on the property's southern facing elevation, and the installation of the emergency access gate along Barton Street, material samples and exact details regarding their finish and profile shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.	• Door Elevation (ref. H0002109-100) • Two images (refs. 3357 and 3358) showing the agreed samples which have been inspected by officers onsite • The emergency access gate along Barton Street has been relocated from the Liverpool Road elevation and reused to ensure it matches exactly
10	a) Prior to the commencement of development, with the exception of site clearance works, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details: • Final and exact details of the design and layout of the approved public realm works • Details of the proposed hard landscaping measures, including material samples • Details of the proposed street furniture including seating, bins, bollards, planters and lighting poles; • Details of any external steps and handrails b) The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.	• Proposed Site Plan Revision P4 (ref. CH_SP-01) including general layout and specifications of materials and plants • Liverpool Road Public Realm Detailed Plan Revision P3 (ref.CH-SP-02) including materials and specifications • Photograph of paving samples which have been viewed and agreed onsite with officers (ref.3359) • Pedestrian Light Specification

11	a) Prior to the commencement of any development in relation to the implementation of soft landscaping works, a detailed landscape plan pursuant to the indicative details shown on drawing no.CH-SP-02 Rev P2 shall be submitted to and approved in writing by the City Council as Local Planning Authority. The landscape plan shall confirm the species of tree and other plants to be utilised in the scheme, as well as their overall size and maturity. Detail regarding the long term management of the proposed street trees which shall include measures to prevent tree girdling shall also be included within the scheme. The development shall then proceed in accordance with the approved details. b) The approved scheme shall be implemented prior to the completion of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.	• Castlefield House Biophilia Maintenance Plan • Planting Plan and Key Rev A (ref.SK-09a and 09b)

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Kind Regards,

[redacted]

Milly McDermott
Planner