10th September 2025
Delivered via Planning Portal

Lucy Harrison
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Lucy

DISCHARGE OF CONDITION 49B PURSUANT TO PLANNING PERMISSION (REF. 135419/FO/2022): ONE MEDLOCK STREET, MANCHESTER, M15 5FJ

On behalf of HG Construction ('the Applicant'), we are pleased to enclose an application to discharge Condition 49B (Samples) pursuant to planning permission (ref. 135419/FO/2022) at the above site.

The application is submitted via the Planning Portal (ref. PP-14320548) and comprises the covering letter, application forms and electronic copies of the documents listed below:

- Completed Application Forms
- This Covering Letter
- Full Statement (doc ref. Issue No. 06), prepared by Jon Matthews Architects
- Project Quality, Health and Safety and Environmental Plan (doc ref. P644-KGC-XX-XX-HS-X-HS001 C01), prepared by KG Construction Group
- Site Inspection and Testing Plan (doc ref. P644-KGC-XX-ZZ-QD-X-QD001 C01), prepared by KG Construction Group
- Off-site Inspection & Testing Plan (doc ref. P644-KGC-XX-ZZ-QD-X-QD002 C01), prepared by KG Construction Group

The requisite application fee of £298 has been paid online via the Planning Portal.

Background
As Manchester City Council ('MCC') is aware, a full planning permission for the demolition of the existing hotel building and structures and redevelopment of the site to comprise two buildings of office and purpose-built student accommodation units has been granted on 8th November 2023 (ref.

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135419/FO/2022) ('the Original Permission'). The full wording of the approved development is as follows:

> *Demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.*

Table 1 below provides an overview of the discharge of conditions applications progressed pursuant to Phase B of the permission only (purpose-built student accommodation units) in accordance with approved phasing plan (drawing ref. 2072-PLA-XX-XX-DR-L-0012).

Table 1: Discharge of Condition Planning Application Summary (Relevant to Phase B)

Application Reference	Condition No.	Status
CDN/23/0780	43a (Contaminated Land)	Discharged
	44 (Archaeology)	Partially discharged
	45 (CMP)	Discharged
	46a (Local Labour Construction)	Discharged
	48 (Carriageway Condition Survey)	Discharged
	54a (TV Reception)	Discharged
CDN/23/0830	50a (Art Wall Programme)	Discharged
	51a (Landscape Programme)	Discharged
	52a (SuDS)	Discharged
	55 (Radar Mitigation Scheme)	Discharged
	57a (Acoustics)	Partially discharged
	72 (Vehicle Access Strategy)	Discharged
CDN/24/0281	49a (Materials)	Discharged
CDN/24/0491	4 (Contract for redevelopment)	Discharged
	50a (Art Wall Programme)	Discharged
CDN/24/1040	44 (Archaeology)	Discharged
CDN/25/0390	51a (Landscape Programme)	Discharged
CDN/25/0653	50b (Art Wall)	Discharged

Condition 49 Samples

Condition 49 states:

> *"(a) Prior to above ground works for the Block B phase, with the exception of site clearance and demolition, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*

i. *baseline samples and specifications of all materials to be used on all external elevations;*

ii. *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and*

iii. *a programme for the production of the full sized sample panels and for a strategy for quality control management.*

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

b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.

The development shall be carried out in accordance with the approved details."

The enclosed Section 5 of the Full Statement, prepared by Jon Matthews Architect, includes the Visual Mock-Up of the typical perforated and glazed panels, typical corner panel, specifically:

- Standard Anodised Perforated Panel
- Standard Glazed Fritted Panel
- Standard Corner Details Panel

The photographs showcase the workmanship details for quality control. The Statement also consists of baseline samples and proposed sample panels, as approved via condition 49A (LPA ref. CDN/24/0281). The consented sample panels are installed and presented to MCC on 14th May 2025.

The other submitted reports (Project Quality, Health and Safety and Environmental Plan, Site Inspection and Testing Plan and Off-site Inspection & Testing Plan) provide the quality control management strategy, as required by the condition.

I trust that the enclosed details are acceptable and can approved by the City Council.

Conclusion
I trust that you have the relevant information to validate this application and discharge Condition 49B pursuant to planning permission (ref. 135419/FO/2022).

Should you have any queries, or require more information please contact myself or my colleague Adam Buxton (adam.buxton@turley.co.uk).

Yours sincerely

Melissa

Melissa Lee Wing Tung
Assistant Planner

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