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25 June 2025

Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

FAO Michael Pearson

Dear Michael

50 Fountain Street: Application for Partial Discharge of Conditions 3c (Planning Permission Reference 131859/FO/2021 and, as amended)

This letter accompanies an application for the partial discharge of Conditions 3 (part c only), attached to planning permission ref. 131859/FO/2021 (as amended by 142725/NMC/2025), and LBC ref. 142655/JO/2025 associated with the development at 50 Fountain Street and 49 Spring Gardens.

Background

Planning Permission and Listed Building Consent for the proposed development was approved on 05 July 2022 subject to conditions. The Planning Permission to which this application relates offers the following description of development:

> *"Full Planning Permission for the demolition of modern extension to Grade II Listed building, retention and refurbishment original Victorian facade, erection of commercial building (Use Class E) with landscaping, and other associated works."*

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The planning and listed building consent permissions were amended to alter the wording of conditions, allowing the information needed to discharge all pre-commencement conditions to be focussed on the works proposed to the original door located on 49 Spring Gardens.

Condition Discharge

This application seeks to partially discharge Condition 3 (part c only) in order to agree the new materials that are proposed to be installed as part of the works to the doors on 49 Spring Gardens, which is a retained heritage feature of the existing retained façade and will form the new entrance for the development once complete.

Condition 3(c) – 49 Spring Gardens Door Materials

Condition 3 attached to both the planning permission and listed building consent, as amended, is worded as follows:

"3) (a) Notwithstanding the details submitted with the application, prior to the commencement of development, excluding works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A,142-JMA-B1-SW-E-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299 which shall be carried out in accordance with the submitted Schedule of Works (Prepared by Bullen Conservation; Dated 03/04/2025; Received 01/05/2025), the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all materials to be used on all external elevations of the development, including the roof terraces, and drawings to illustrate details of the full-sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining, details of the glazing and a strategy for quality control management.

(b) All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition.

(c) Prior to installation of any new materials on the entrance to 49 Spring Gardens, details set out on Plan Reference 142-JMA-B1-XX-X-A-042299 shall be submitted to and approved in writing by the Local Planning Authority.

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

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A detailed series of proposed materials that are to be installed as part of the works to the door on 49 Spring Gardens are included in this application to discharge part c).

The materials will be available upon request by the Local Planning Authority, either via inspection on site or delivery at the Town Hall Extension.

Submission Summary

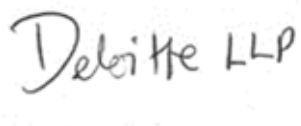
This application comprises this covering letter the information set out above alongside the Condition Discharge Application Form.

A fee of £215 (including service fee of £70) has been submitted with this application. The application reference number is PP-13949547.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of the condition outlined above.

If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Michael Percival ([redacted]).

Yours sincerely



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