17 June 2025
Covering Letter S&C conditions

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Planning Portal Ref: PP-14083289

Dear James

Town and Country Planning Act 1990 (as amended)

Application to Discharge Conditions of Planning Permission Ref: 142317/LO/2025 - Sunlight House, Quay Street, Manchester, M3 3JZ

Application by: Karrev (Sunlight) Ltd

Introduction

Further to the grant of full planning permission at the above site on the 2 June 2025, we write on behalf of Karrev (Sunlight) Ltd to submit details to discharge conditions 3, 4, 5, 6, and 7 of Planning Permission Reference 142317/LO/2025.

Application Documents

In addition to the specific reports and drawings required to satisfy the conditions set out above, the application is accompanied by the following:

1. This Covering Letter;
2. The completed application forms
3. Method Statement for conditions 3, 4, 5, 6, and 7
4. EOC Structural information:
    a. SUN-EOC-V1-ZZ-DR-S-4300
    b. SUN-EOC-V1-ZZ-DR-S-4301
    c. SUN-EOC-V1-ZZ-DR-S-4302
5. Data Sheets
    a. Fosroc_Nitobond_AR_TDS
    b. Fosroc_Nitoprime_Zincrich_TDS
    c. Fosroc_Renderoc_LA55_TDS
    d. Mapefer 1K Zero Technical Data Sheet
    e. Mapegrout Hi-Flow Zero Technical Data Sheet
    f. Mapemortar HB R3 Zero Technical Data Sheet
    g. Renderoc-HB45-TDS-v2
    h. Renderoc-Primer-Jul20

Condition 3 states:

3) Prior to the commencement of development, a full structural report shall be submitted for approval in writing by the City Council as Local Planning Authority. This report shall identify all areas of structural cracking, any proposed investigations, and details of all associated remedial works.

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The structural report provided by EOC is included within this submission and comprises of documents SUN-EOC-V1-ZZ-DR-S-4300, SUN-EOC-V1-ZZ-DR-S-4301, and SUN-EOC-V1-ZZ-DR-S-4302.

Condition 4 states:

4) Prior to the commencement of works to the concrete structure, a detailed report shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a survey identifying all affected areas, a detailed method statement, a detailed repair specification including the type of repair proposed for each area and samples of repairs. The approved details shall be carried out in accordance with the approved details.

For concrete repairs, the methodology (Repair Detail 02) will be used. Data sheets for all products are included within the submission.

Condition 5 Heritage Tiles states:

5) Prior to the commencement of any works to original tiles, a survey of the tiles, a detailed method statement, product specifications, samples of any repairs and physical samples of tile replacements shall be submitted for approval in writing by the City Council, as Local Planning Authority. The survey shall include a marked-up schedule identifying tiles to be repaired or replaced.

We can confirm that there are no heritage tiles in this area of the building and all strip out works have been completed in accordance with previously agreed details.

Condition 6 states:

6) Prior to the commencement of any works to columns (within pool area), further investigation shall be carried out to assess the structural condition and a detailed proposal for repairs shall be submitted for approval in writing by the City Council, as Local Planning Authority. In the event any modern tiling obscures original finishes, a methodology for the careful removal must be submitted. If retention of modern tiling is not possible, a detailed method statement shall be submitted including how access for repair will be achieved and how finishes will be reinstated or improved. The approved details shall be carried out in accordance with the approved details.

Investigation works to the columns has already concluded and a repair strategy in place as per the enclosed method statement. The method of repair (Repair Detail 04) is set out in the submitted method statement.

Condition 7 states:

7) As specified within the approved documents where further investigations is required, no related works shall proceed until a detailed repair strategy has been submitted for approval in writing by the City Council, as Local Planning Authority. The strategy shall include details of investigations, specifications and methodologies for all repair works, including physical samples of all proposed materials and finishes.

Other repairs detailed within the EOC report which are not covered above will use Repair Detail 01 or Repair Detail 03. The methods for these are set out in the submitted method statement.

We trust that the application provides sufficient details to discharge conditions 3, 4, 5, 6, and 7 of Planning Permission Reference 142317/LO/2025.

Should you require anything further or have any questions, please contact Jay Patel.

Yours sincerely

Savills
Planning