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8th May 2025

Jennifer Atkinson
Planning and Highways Department
Manchester City Council
Town Hall, Albert Square
Manchester
M60 2LA

Dear Jennifer,

Waterhouse Gardens, Manchester – Application for Discharge of Condition 9b

Please find enclosed an application for the discharge of condition 9b (Materials) attached to Planning Permission ref. 138031/JO/2023, in relation to Phases 1-5. This application is in relations to Waterhouse Gardens located within Manchester City Centre.

Background

Planning permission (ref. 118831/FO/2018) was granted on Site on 19 January 2018, for:

"Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works"

A non-material amendment (Ref. 132287/NMC/2021) was approved in relation to the scheme in November 2021 which allowed the trigger points of eight pre-commencement conditions to be amended.

Following this and the discharge of the necessary pre-commencement conditions in February 2022 (Ref. CDN/21/0931), the planning permission was lawfully implemented on 14 June 2022.

A further non-material amendment (Ref. 137321/NMC/2023) was approved in July 2023, to amend the condition wording for condition 6a to allow early enabling works to commence.

In addition, a Section 73 application (Ref. 138031/JO/2023) to amend the approved plans for the inclusion of a basement area in Block A, was submitted in September 2023 and approved in March 2024. This represents the operative consent.

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Condition 9(a), which required the submission of a programme for the issue of samples and specifications of all materials to be used on external elevations, was discharged in February 2024 (Ref. CDN/23/0817).

Condition Discharge

This section sets out the relevant conditions and documents that have been submitted in support of the application.

Condition 9b – Materials

Part b of Condition 9 is worded as follows:

(b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part (a) for each phase of development. The approved materials shall then be implemented as part of each phase of the development."

In order to support the discharge of Condition 9b in relation to Phases 1-5, a *"Condition 9B Discharge"* Document has been prepared by Studio Power and submitted in support of this application. This Document specifies all the finishes and materials for these blocks.

The Application is also submitted alongside two VMU Drawings entitled "BRWRY0022-SP-B2-XX-DR-A-00201-C-Sample Panel 1" and "BRWRY0022-SP-B2-XX-DR-A-00202-E-Sample Panel 2".

A standalone Façade Quality Control Management Strategy is also submitted.

Summary

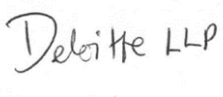
The application has been submitted through the Planning Portal and the reference number for this application is PP-13984984.

A fee has been paid to Manchester City Council for £383 in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Condition 9b as outlined above.

If you require any further details please contact my colleague **Kelly McCann (kmccann@deloitte.co.uk / 07771380709) or Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk / 0161 455 8451).**

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Yours sincerely



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