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8th April 2025

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

50 Fountain Street: Section 96A (Non-Material Amendment) Application to Planning Permission Reference 131859/FO/2021 and Section 19 Application to Listed Building Consent Reference 131860/LO/2021

Please find enclosed an application from Prudential Nominee UK Limited to amend planning permission ref. 131859/FO/2021 and listed building consent ref. 131860/LO/2021 via section 96A of the Town and Country Planning Act and Section 19 of the Planning (Listed Buildings and Conservation Areas Act respectively.

The application seeks to revise the wording of conditions 3, 4, 5, 6, 7, 9, 10 and 16(a) of planning permission 131859/FO/2021 and condition 3 of listed building consent 131860/LO/2021. These conditions relate to the approved development at 50 Fountain Street and 49 Spring Gardens which secured approval under the following descriptions 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."*
>
> *And*
>
> *"LISTED BUILDING CONSENT for the demolition of modern extension to Grade II Listed building, retention and refurbishment of original Victorian facade, erection of commercial building (Use Class E), re-instatement of the original entrance on 49 Spring Gardens, new structural bracing, abutment works to the adjacent Grade II* Listed Estate Exchange, and other associated works."*

Background

Planning Permission and Listed Building Consent for the proposed development was approved on 05 July 2022 subject to conditions, including Condition 1 on both decision notices that dictates development must commence prior to the expiry of three years from that date. However, given that the tenant currently

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occupying the commercial building is only due to vacate the premises and relocate to new offices in St. Michael's in October 2025, it is proposed to deliver the project via an initial phase of works that commences the development in advance of the main works coming forward, post vacant possession, in Q4 2025.

It is therefore proposed that the initial phase of works will therefore reinstate the 49 Spring Gardens entrance to the building, comprising the lowering of existing steps and new matching leaves joined to the doorway to fill the void and establishing the new ground floor level. These works are proposed to take place prior to the end of June 2025.

Proposed Amendments to Planning Permission 131859/FO/2021

The amendments required to facilitate this phased approach have been discussed and agreed in principle and are set out in further detail below:

Condition 3 – Material Samples

Condition 3(a), as per permission ref. 131859/FO/2021, is worded follows:

> *"3) (a) Notwithstanding the details submitted with the application, prior to the commencement of development 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."*

Via s96A of the Town and Country Planning Act, it is proposed that Condition 3 be amended to read 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,** 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."

This amendment is considered appropriate to facilitate early delivery of the works to the existing doorway in a manner that is fully approved by the Local Planning Authority.

Condition 4 – Local Labour Agreement

Condition 4, as per permission ref. 131859/FO/2021, is worded follows:

"4) (a) Prior to the commencement of the development, details of a local labour agreement in order to demonstrate commitment to recruit local labour for the construction element of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved document shall be implemented as part of the construction phase of the development.

(b) Within six months of reaching practical completion of the development, details of the results of the scheme approved in part a) of this condition shall be submitted to the Local Planning Authority for consideration."

Via s96A of the Town and Country Planning Act, it is proposed that Condition 4 be amended to read as follows:

"4) (a) Prior to the commencement of the 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,*** *details of a local labour agreement in order to demonstrate commitment to recruit local labour for the construction element of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved document shall be implemented as part of the construction phase of the development.*

(b) Within six months of reaching practical completion of the development, details of the results of the scheme approved in part a) of this condition shall be submitted to the Local Planning Authority for consideration."

Condition 5 – Construction Management Plan

Condition 5, as per permission ref. 131859/FO/2021, is worded follows:

"No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for;

o A construction programme including phasing of works;

o 24 hour emergency contact number;

o Phasing and quantification/classification of vehicular activity, to include expected number and type of vehicles accessing the site for: Deliveries; Waste removal; Cranes; Equipment, Plant; Works; and Visitors;

o Size of construction vehicles;

o The use of a consolidation operation or scheme for the delivery of materials and goods;

o Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction), such as programming, construction methodology, shared deliveries, car sharing, travel planning, parking facilities for staff and visitors, on-site facilities to encourage the use of public transport and cycling;

o Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;

o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;

o Locations for storage of plant/waste/construction materials;

o Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;

o Arrangements to receive abnormal loads or unusually large vehicles;

o Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;

o Any necessary temporary traffic management measures;

o Measures to protect vulnerable road users (cyclists and pedestrians);

o Arrangements for temporary facilities for any bus stops or routes;

o Method of preventing mud being carried onto the highway (wheel washing);

o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses and Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure

o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions during the enabling and build phases;

o Compound locations where relevant;

o Details regarding location, removal and recycling of waste (site waste management plan);

o Sheeting over of construction vehicles;

o A commentary/consideration of ongoing construction works in the locality;

o Construction and demolition methods to be used, including the use of cranes (and their location);

o The erection and maintenance of security hoardings;

o Details on the timing of construction of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan."

Via s96A of the Town and Country Planning Act, it is proposed that Condition 16 be amended to read as follows:

*"**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,** no development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for;*

o A construction programme including phasing of works;

o 24 hour emergency contact number;

o Phasing and quantification/classification of vehicular activity, to include expected number and type of vehicles accessing the site for: Deliveries; Waste removal; Cranes; Equipment, Plant; Works; and Visitors;

o Size of construction vehicles;

o The use of a consolidation operation or scheme for the delivery of materials and goods;

o Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction), such as programming, construction methodology, shared deliveries, car sharing, travel planning, parking facilities for staff and visitors, on-site facilities to encourage the use of public transport and cycling;

o Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;

o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;

o Locations for storage of plant/waste/construction materials;

o Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;

o Arrangements to receive abnormal loads or unusually large vehicles;

o Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;

o Any necessary temporary traffic management measures;

o Measures to protect vulnerable road users (cyclists and pedestrians);

o Arrangements for temporary facilities for any bus stops or routes;

o Method of preventing mud being carried onto the highway (wheel washing);

o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses and Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure

o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions during the enabling and build phases;

o Compound locations where relevant;

o Details regarding location, removal and recycling of waste (site waste management plan);

o Sheeting over of construction vehicles;

o A commentary/consideration of ongoing construction works in the locality;

o Construction and demolition methods to be used, including the use of cranes (and their location);

o The erection and maintenance of security hoardings;

o Details on the timing of construction of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

b) Prior to 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, relevant details shall set out in part a) of this condition should be submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period.”

This amendment is considered to be acceptable as it allows for the submission of commensurate construction management plans to be undertaken and submitted in accordance with the works set out in parts a) and b) of the condition.

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Condition 6 – Ground Conditions

Condition 6, as per permission ref. 131859/FO/2021, is worded follows:

> *"6) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*
>
> *In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.*
>
> *The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.*
>
> *b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.*
>
> *In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.."*

Via s96A of the Town and Country Planning Act, it is proposed that Condition 6 be amended to read as follows:

> *"6) a)* ***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,*** *before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*
>
> *In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation*

measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."

This amendment is considered acceptable because no ground conditions will be affected by the initial works proposed to 49 Spring Gardens. Details of ground remediation will only be possible once the modern extension to the 49 Spring Gardens frontage is demolished.

Condition 7 – Landscaping and Public Realm

Condition 7, as per permission ref. 131859/FO/2021, is worded follows:

"7) a) Prior to the commencement of development, a programme for the submission of final details of the landscaping, lighting, public 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:

I. The proposed hard landscape materials, including the materials to be used for the footpaths surrounding the site and for the areas between the pavement and the line of the proposed building, and within the public realm works area;

II. Any external lighting;

III. The ecological enhancements to be installed at the buildings to enhance and create new biodiversity within the development;

IV. The landscaping proposed for the roof terraces;

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

Via s96A of the Town and Country Planning Act, it is proposed that Condition 7 be amended to read as follows:

"7) a) 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****, a programme for the submission of final details of the landscaping, lighting, public 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:*

I. The proposed hard landscape materials, including the materials to be used for the footpaths surrounding the site and for the areas between the pavement and the line of the proposed building, and within the public realm works area;

II. Any external lighting;

III. The ecological enhancements to be installed at the buildings to enhance and create new biodiversity within the development;

IV. The landscaping proposed for the roof terraces;

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

This amendment is considered to be acceptable on the basis that no new materials are being installed within the public realm as part of the works to reinstate the entrance to 49 Spring Gardens.

Condition 9 – Written Scheme of Investigation

Condition 9, as per permission ref. 131859/FO/2021, is worded follows:

"9) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- an evaluation through trial trenching

- dependent on the above, more detailed excavation (subject to a separate WSI)

2. A programme for post investigation assessment to include:

- production of a final report on the investigation results.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI."

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Via s96A of the Town and Country Planning Act, it is proposed that Condition 9 be amended to read as follows:

> *"9) **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**, no development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:*
>
> *1. A phased programme and methodology of investigation and recording to include:*
>
> *- an evaluation through trial trenching*
>
> *- dependent on the above, more detailed excavation (subject to a separate WSI)*
>
> *2. A programme for post investigation assessment to include:*
>
> *- production of a final report on the investigation results.*
>
> *3. Deposition of the final report with the Greater Manchester Historic Environment Record.*
>
> *4. Dissemination of the results of the archaeological investigations commensurate with their significance.*
>
> *5. Provision for archive deposition of the report and records of the site investigation.*
>
> *6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI."*

This amendment is considered to be acceptable on the basis that no below ground activity is taking place as part of the works to reinstate the entrance to 49 Spring Gardens.

Condition 10 – Surface Water Drainage

Condition 10, as per permission ref. 131859/FO/2021, is worded follows:

> *"10) No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, the hierarchy of drainage options in the National Planning Practice Guidance, and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the City Council as Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.*
>
> *The drainage scheme shall subsequently be implemented in accordance with the approved details before the development is completed."*

Via s96A of the Town and Country Planning Act, it is proposed that Condition 10 be amended to read as follows:

> *"10)* ***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****, no development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, the hierarchy of drainage options in the National Planning Practice Guidance, and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the City Council as Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.*
>
> *The drainage scheme shall subsequently be implemented in accordance with the approved details before the development is completed."*

This amendment is considered to be acceptable on the basis that no drainage works are proposed as part of the works to reinstate the entrance to 49 Spring Gardens.

Condition 16 – Highways Survey

Condition 16, as per permission ref. 131859/FO/2021, is worded follows:

> *"16) a) Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.*
>
> *b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant."*

Via s96A of the Town and Country Planning Act, it is proposed that Condition 16 be amended to read as follows:

> *"****16) a) Prior to 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, a condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.***
>
> ***b) When works identified in part a) are complete****, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant*
>
> ***c) Before development commences beyond the works identified in part a) of this condition****, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.*

> ***d)*** *When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant."*

This amendment is considered to be acceptable as it allows for the submission of commensurate surveys to be undertaken and submitted in accordance with the works set out in parts a) and c) of the condition.

Proposed Amendments to Listed Building Consent 131860/LO/2021

Condition 3 – Materials Samples

Condition 3, as per Listed Building Consent reference 131860/LO/2021 is worded as follows:

> *3) (a) Notwithstanding the details submitted with the application, prior to the commencement of development 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.*
>
> *The development shall be carried out in accordance with the approved materials.*

Via Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is proposed that Condition 3 be amended to read 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,** 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."

This is to allow the works to commence to the steps whilst the approval of the details of the door alterations and any new granite elements are submitted to the Local Planning Authority for agreement.

Summary of Application

In addition to this cover letter, the application submission comprises the completed Application Forms for the S96a and S19 applications, relevant Certificates and a Site Location Plan to identify the Site. The application fee to Manchester City Council for £363 has been provided via the Planning Portal (ref: PP-13903233).

Based on the information submitted, we seek your formal agreement that the proposed amendments to wording of Conditions 3, 4, 5, 6, 7, 9, 10 and 16 of planning permission 131859/FO/2021 and condition 3 of listed building consent 131860/LO/2021 are acceptable and can be dealt with as an amendment to the referenced planning permission and listed building consent.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk).

Yours sincerely

Deloitte LLP

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