

28 February 2025
Our Ref: 2020.003



Jonathan Mumby
16 Old Market Place
Altrincham
WA14 4DF

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

Dear Sir/Madam,

**Re: APPROVAL OF DETAILS RESERVED BY CONDITION OF CONSENT REF:
127971/FO/2020.**

We are pleased to submit this application to approve details reserved by condition on behalf of MPH Ancoats Limited, for the following conditions:

- Condition 13 – Material Samples and Specifications Schedule;
- Condition 14 – Apartment Window Reveals and Soffits.

The conditions were reserved on consent ref: 127971/FO/2020 for:

Erection of a 6 storey building to form 90 residential apartments (Use Class C3a) following demolition of existing structures with associated access, car parking, amenity space, landscaping and other associated works.

The requisite planning application fee of £145 has been paid online via the planning portal (PP-13810511).

The application is supported by the following documents, prepared by Audere BW Architects:

- Materials Samples and Specifications Schedule (February 2025);
- Façade Scoping Plan (2075-ABWA-ZZ-ZZ-DR-A-(41)-0001);
- Terrix Sample Panel (2075-ABWA-ZZ-ZZ-DR-A-(12)-0012).

The application is accompanied by technical documents which are submitted to facilitate the review and subsequent full discharge of the associated conditions. Table 1.0 below sets out the conditions to which this application relates, and the supporting information provided.

Table 1.0 – Discharge of Conditions		
C No.	Condition Wording	Information Submitted
13.	<i>Prior to the commencement of the development samples and specifications of all material to be used on all external elevations and boundary treatments of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, soffits, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.</i> <i>The approved materials used shall then be implemented as part of the development.</i>	Materials Samples and Specifications Schedule (February 2025)
14.	<i>Notwithstanding drawing drawings HGA-PL-402 Rev 02 and HGA-PL-401 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 12 November 2020, prior to any above ground works details of the window reveals and soffits for the apartment building and the dwellings shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the extent of the window reveals and soffit details shall be as follows:</i> - Window reveal minimum 200mm; and - Soffits – brick. <i>The approved window and soffit detail shall be implemented as part of the development.</i>	Façade Scoping Plan (2075-ABWA-ZZ-ZZ-DR-A-(41)-0001) Terrix Sample Panel (2075-ABWA-ZZ-ZZ-DR-A-(12)-0012)

Information Summary:

Conditions 13 and 14

This application is supported by a Materials Samples and Specifications Schedule, which should be read in conjunction with the Façade Scoping Plan and Terrix Sample Panel.

In line with the condition wording, the set of documents provide comprehensive details of all materials proposed for external elevations, boundary treatments, window reveals, and soffits. Details are also provided outlining the jointing and fixing methods, stain prevention

drip measures, ventilation and louvre specifications, as well as the air bricks strategy, ensuring quality control.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J Mumby', with a large, sweeping loop at the end.

Jonathan Mumby
Planner
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