

Lucy Harrison
Planning and Development
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Email Claire.pegg@cushwake.com
Direct +44 (0)161 235 7638
Mobile +44 (0)7877 661883

29th January 2025

Dear Lucy,

Details required to discharge condition 10 pursuant to application ref. 129406/FO/2021 at Land at Deansgate South, Manchester

Cushman & Wakefield, on behalf of Fusion Manchester DevCo Ltd, hereby apply to Manchester City Council to discharge condition 10 pursuant to application ref: 129406/FO/2021 (as amended). This is supplementary to the existing discharge of condition 10 (ref. CDN/23/0406).

Condition 10 was first discharged in October 2023. Discussions continued with the Council regarding the specific material samples and the VMU and some amendments were subsequently agreed. A non-material amendment application has been submitted at the same time as this application to seek formal consent for the elevational alterations.

The Council specifically requested that a sample of the anodised aluminium be provided, and drawings showing the detailed arrangements of the glazing and aluminium.

Condition 10: Programme for External Material Samples

Condition 10 states:

Prior to the commencement of development a programme for the submission of samples and specifications of all materials to be used on all external elevations of the development, including details of full sized sample panels, shall be submitted to and approved in writing by the local planning authority. Samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

The following documents are submitted with this application:

- Unitised Perforated Anodised Grill (drawing ref. F1682-SK-13 P02); and
- Vent Insert Details for Material Procurement (drawing ref. F1682-SK-14 P01).



A physical sample of the anodised aluminium will be available for viewing at Domis' Viadux Office, Albion Street. Please contact me, or my colleague Ruth Owen (ruth.owen@cushwake.com) to arrange to visit and see the sample. Samples of the glass and spandrel samples will also be available for viewing.

Conclusion

The application has been submitted, and the requisite application fee paid via the Planning Portal.

I trust that you have all of the necessary information to approve these details and discharge the relevant conditions, however if you have any queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink that reads "Claire W.".

Claire Walker MRTPI MRICS

Partner, Cushman & Wakefield Planning