Turley

5th December 2024
Delivered via Planning Portal

Jennifer Connor
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Dear Jennifer,

APPROVAL OF DETAILS RESERVED BY CONDITION NUMBER 3(A) ATTACHED TO LISTED BUILDING CONSENT REF. 135545/LO/2022 - 466-472 MOSS LANE EAST

On behalf of our clients, Alumno Group, I am pleased to enclose an application to discharge condition no. 3 part (a) attached to listed building consent ref. 135545/LO/2022 which was approved by Manchester City Council ('the Council') on 24th November 2023. This application is submitted via Planning Portal (ref. PP-13466393) accompanied.

Background
As you will be aware, planning permission ref. 135544/FO/2022 was granted by the Council in November 2023 for development at 466-472 Moss Lane East in line with the following description:

> "*Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East*".

This was accompanied by listed building consent ref. 135545/LO/2022 for the following works:

> "*Internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation*".

The Council is currently in the process of determining a range of proposed design changes to these consented development under application refs. 139659/JO/2024 and 139660/JO/2024. In the interest of not delaying the project programme and envisaged start on site date, this application has been made to discharge the requirements of part a of condition no. 3.

Transmission, 6 Atherton Street
Manchester
M3 3GS

T 0161 233 7676 turley.co.uk

"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 1 New York Street, Manchester M1 4HD."

Condition 3
Condition 3 relates to material specifications and outlining a programme for submission of said materials, it states:

> *"(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. 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."*

The following documents have therefore been submitted in support of this application in order to satisfy the requirements of part (a) of condition no. 3:

- Listed Building Condition 3 Programme, prepared by GMI
- Quality Control Statement, prepared by GMI

The above-mentioned programme sets out timeframes for submitting details relating to all façade and roof details and materials as required by condition 3 whilst the Quality Control Statement sets out measures to be implemented in order to ensure quality control management throughout the proposed approved to the listed building.

I trust you have all the information that you require to validate this application and approval the submitted details. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Steven Healey
Senior Planner

steven.healey@turley.co.uk