28th November 2024
L241128 SAV Cover - Conditions 3 and 4 Letter

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SUBMITTED VIA PLANNING PORTAL: PP-13593466

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 3 AND 4 ATTACHED TO PLANNING PERMISSION REF: 139943/FO/2024
17-23 ST ANN'S SQUARE, MANCHESTER
WATCHES OF SWITZERLAND COMPANY LIMITED

Introduction

We write on behalf of our client, Watches of Switzerland Company Limited, to apply to discharge Conditions 3 and 4 of Planning Permission Ref: 139943/FO/2024.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Listed Building Consent Ref: 139944/LO/2024;
- Drawing: 1357.P.04.200 Rev D – 'Shopfront Details';
- Drawing: 1357.P.04.201 Rev D – 'Shopfront Details';
- Drawing: 1357.P.30 – 'Door Detail';
- Drawing: 1357.P.300 – 'Door Detail'.

The application has been submitted electronically via the Planning Portal website (**PP- 13593466**).

The Site and Planning History

The application site comprises the ground and basement levels of Mansfield Chambers at 17-23 in Manchester City Centre, which is located on the pedestrianised retail area of St Ann's Square.

On 30th July 2024, Planning Permission was granted for 'Installation of a new shopfront and permission for the floorspace to operate between the hours of 9am-6pm Monday to Saturday, and 11am-5:30pm on Sundays. (Ref: 139943/FO/2024) (the '**2024 Permission'**).

The 2024 Permission was granted subject to 6 conditions.

Below we summarise the requirements of Conditions 3 and 4 and provide the relevant information to satisfy the Local Planning Authority ('**LPA**').

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Condition 3 – External Elevational Materials

Condition 3 of the 2024 Permission states:

> *Notwithstanding the details submitted with the application, prior to the commencement of any above ground external works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*
>
> *(a) Samples and specifications of all materials to be used on all external elevations ;and*
>
> *(b) jointing and fixing details between all component materials*

The approved materials shall be used in the construction of the development hereby approved.

In accordance with the requirements of Condition 3, we enclose the following plans:

- Ref: 1357.P.04.200 Rev D – 'Shopfront Details'; and
- Ref: 1357.P.04.201 Rev D – 'Shopfront Details'.

Condition 4 – Rear Doors

Condition 4 of the 2024 Permission states as follows:

> *Prior to the removal of the rear doors, full and final details of the new doors shall be submitted to and agreed in writing by the City Council as local planning authority. The new doors shall be implemented fully and only in accordance with the approved details.*

In accordance with the requirements of Condition 4 , we enclose the following plans:

- Ref: 1357.P.04.300 – 'D0-11 Door Detail'; and
- Ref: 1357.P.04.301 – 'D0-12 Door Detail.

We trust the detail on the plans is sufficient and request written confirmation that Condition 4 has been formally discharged.

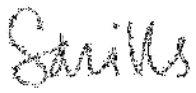
Summary and Conclusion

This application seeks approval for matters reserved by Conditions 3 and 4 of Planning Permission: 139943/FO/2024.

The documents submitted in support of this application provide all the necessary information required by the LPA. It follows that the condition can be formally discharged.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass or Matthew Sobic at these offices.

Yours faithfully



Savills (UK) Limited