

Archived: 09 December 2024 12:23:05
From: [Angela Leckie](#)
Mail received time: Tue, 5 Nov 2024 14:06:34
Sent: Tue, 5 Nov 2024 14:04:27
To: [Lam, Matthew](#)
Cc: [Poole, Rachel J](#); [Brabrook, Jemma](#)
Subject: [EXT] Re: No.3 CSQ VMU - Follow Up
Sensitivity: Normal

Hi Matt

Yes agreed

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

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I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave

From: Lam, Matthew <mlam@deloitte.co.uk>
Sent: 05 November 2024 13:59
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Poole, Rachel J <rpoole@deloitte.co.uk>; Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Subject: RE:No.3 CSQ VMU - Follow Up

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Hi Angela,

Thank you for your email.

We understand your position on the below, for completeness, are we able to take this as your acceptance on the VMU report?

As an aside, when we receive your agreement, we will formally submit a condition discharge application to formalise the position.

Kind regards,
Matt

Matthew Lam
Pronouns: he / him / his
Senior Associate | Deloitte LLP
D: +44 161 455 8448

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: Monday, November 4, 2024 3:53 PM
To: Lam, Matthew <mlam@deloitte.co.uk>
Cc: Poole, Rachel J <rpoole@deloitte.co.uk>; Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Subject: [EXT] Re: No.3 CSQ VMU - Follow Up

Hi Matt

On the basis set out below and in previous correspondence I think we are in the position where we will have to reluctantly accept the screw caps but this is exceptional and our starting point will always be that there are no visible fixings and if we had been aware of this earlier we would have advocated for a different window system

Best Wishes

Angela

Angela Leckie
Principal Planner

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Upcoming Leave

From: Lam, Matthew <mlam@deloitte.co.uk>
Sent: 03 November 2024 17:01
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Poole, Rachel J <rpoole@deloitte.co.uk>; Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Subject: RE:No.3 CSQ VMU - Follow Up

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Hi Angela,

Thank you for your email.

I have attached additional photos of the window screw fixing in this email for your perusal.

In response to your query on the screw fixing on the window system, the screws are required as a Construction Design & Management risk mitigation in order to prevent the beads falling from the building. This is as tested under a certain set of extreme conditions, on the Project specific test rig at Vinci Technology Centre in Bedfordshire'. Please note this is also set out in the Supporting Statement prepared by CASU dated 12th July 2024 (re-attached for ease).

Please let us know if any queries.

Kind regards,
Matt

Matthew Lam
Pronouns: he / him / his
Senior Associate | Deloitte LLP
D: +44 161 455 8448

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: Friday, October 25, 2024 4:55 PM
To: Lam, Matthew <mlam@deloitte.co.uk>
Cc: Poole, Rachel J <rpoole@deloitte.co.uk>; Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Subject: [EXT] Re: No.3 CSQ VMU - Follow Up

Hi Matt

Can I see an image of the screw without the cap please. Can you also remind me why there is a screw on the window frame?

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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Upcoming Leave

From: Lam, Matthew <mlam@deloitte.co.uk>
Sent: 18 October 2024 11:46
To: Angela Leckie <angela.leckie@manchester.gov.uk>

Cc: Poole, Rachel J <rpoole@deloitte.co.uk>; Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Subject: RE:No.3 CSQ VMU - Follow Up

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Hi Angela,

I hope this email finds you well.

Please find updated VMU report attached with close up image of the screw cover caps on Page 5.

In regard to the cover caps and weep vent colours, the project team has provided a response as follows.

Weep Vents

There is difficulty in having the weep vents (drainage slots) colour matched to the window framing system. The weep vents are essential to the technical performance of the Technal window system, and they can only be obtained from Technal otherwise the manufacturer guarantee and warranty will be voided.

For completeness, the weep vents that Technal has available are either black, white, or anthracite. The weep vents as installed on the VMU is black, as obtained from Technal's available colour options.

Full details are included within the supporting note prepared by CASU ref P23-001 dated 12th July 2024 (Deloitte circulated to MCC on 25th September 2024).

Screw Cover Caps

In complement, the screw cover caps do not serve any technical or performance requirements and are used as a separate element (independent of the screws), and as such their use (for aesthetic purposes only) does not affect the manufacturer guarantees and warranties associated with the Technal window system. Therefore, a colour matched cover caps could be sourced independently to match to window framing colour.

I hope the above is sufficient in addressing your concern, and please let us know if any queries.

Kind regards,
Matt

Matthew Lam

Pronouns: he / him / his
Senior Associate | Deloitte LLP
D: +44 161 455 8448

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: Wednesday, October 9, 2024 4:34 PM
To: Lam, Matthew <mlam@deloitte.co.uk>
Cc: Poole, Rachel J <rpoole@deloitte.co.uk>; Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Subject: [EXT] Re: No.3 CSQ VMU - Follow Up

Hi Matt

Can you provide an image of the screw fixings to remind us of how these looked on site. How is that that you can get cover caps for the screws that would be colour matched but not for the drainage slots?

Best Wishes

Angela

Angela Leckie
Principal Planner
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Upcoming Leave

From: Lam, Matthew <mlam@deloitte.co.uk>
Sent: 25 September 2024 13:33
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Poole, Rachel J <rpoole@deloitte.co.uk>; Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Subject: RE:No.3 CSQ VMU - Follow Up

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Hi Angela,

I hope this email finds you well.

Following our previous VMU site visit at No.3 Circle Square on 3rd July 2024, the project team has addressed comments received on the VMU and prepared a photographic report to that effect for your review – please see attached.

This photographic report is prepared based on the comments referenced below on the edging of mastic around window frame / bricks.

In relation to the two subsequent points on the black caps on window sill and the metal caps, please find support letter prepared by Casu (attached) providing rationale / justification on the approach as viewed on site.

We would be grateful for your review of the attached, and please let us know if this would be sufficient in addressing your comments. With your agreement, we will then progress a Condition Discharge application in order to formalise the position.

Many thanks, and we look forward to hearing from you.

Kind regards,
Matt

Matthew Lam

Pronouns: he / him / his
Senior Associate | Deloitte LLP
D: +44 161 455 8448

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: Thursday, July 18, 2024 4:25 PM
To: Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Cc: Lam, Matthew <mlam@deloitte.co.uk>; Poole, Rachel J <rpoole@deloitte.co.uk>
Subject: [EXT] Re: No.3 CSQ VMU - Follow Up

Hi Jemma

Yes that is agreed

Best Wishes

Angela

Angela Leckie
Principle Planner
Development Management Central Core
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Upcoming Leave 22nd July to 30th July

From: Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Sent: 09 July 2024 17:16
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Lam, Matthew <mlam@deloitte.co.uk>; Poole, Rachel J <rpoole@deloitte.co.uk>
Subject: No.3 CSQ VMU - Follow Up

Hi Angela

Further to the VMU site visit last week for No.3 CSQ, have set out below our understanding of outstanding points and associated actions:

- Edging of mastic around window frame / brick – needs to be more uniformed / straight (seeping). To be picked up on revised VMU and further site visit required.
- Black caps on window sill – to be colour matched to window frame - this needs to be explored and determined and provide confirmation back
- Metal cap in centre of window frames (on vertical sides)– options appraisal required to demonstrate requirement for these. Note that these should be removed to create a clean finish – if requirement is fixed then this needs to be clearly and robustly evidenced

I'd be grateful if you could sense check and confirm that this is in line with your understanding and requirements.

Many thanks

Jemma Brabrook

Pronouns: she / her / hers
Senior Planner | Real Assets Advisory | Deloitte LLP



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