

15 October 2024

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

Submitted via the Planning Portal ref. PP-13489664

To whom it may concern,

Application to Discharge Condition 7 ‘Materials’ relating to 35 Fountain Street, Manchester, M2 2AN

CBRE Limited is instructed by its client, 35 Fountain Street Limited, to submit an application to discharge planning condition no.7 (Materials) attached to planning application 136013/FO/2023 on 16th October 2023, which permitted the following development:

‘Elevation alterations and erection of two storey rooftop extension including rooftop terrace’

The planning permission was varied under Section 73 application ref. 140389/JO/2024 and must also be considered in conjunction with an approved Section 96a non-material amendment ref. 140252/NMC/2024.

Detailed below is a summary of the conditions to which this application relates, alongside the relevant submission documents which fulfil the requirements of these conditions.

Condition 7 – Materials

Condition Wording	Information submitted to fulfil requirement
Notwithstanding the details submitted with the application, prior to the commencement of development (other than enabling works comprising façade removal) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: (a) Samples and specifications of all material to be used on all external elevations and rooves of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of	This application seeks to discharge all parts of this planning condition, the relevant information included to discharge each element of the condition have been set out below: <u>Part A</u> Bennetts Associates have prepared a Façade mock up and panel information pack containing the details of the full-sized sample panels and mock-ups that will be produced on site. It is proposed that this mock up will be 2x2m and show the façade bay corner which shows the following materials and interfaces: ▪ Brickwork ▪ Textured brickwork ▪ Concrete String course

the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management. (b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle. (c) The sample panels and quality control management strategy. The approved materials shall be used in the construction of the development.	▪ Cill / drip detail ▪ Window framing / glazing ▪ Back painted opening panel ▪ Perforated ventilation grill It is proposed that other materials will be presented as a 300x300mm samples for the building base (level G-1) and setback upper floors (levels 8-9). The Bennetts Associates document also includes details of the drip to be used to prevent staining, detail of frames and glazing and specification for the following materials: ▪ White/light grey brick ▪ White/light grey concrete ▪ Mortar to match brickwork and concrete ▪ Dark brown/bronze finished metal A programme for the production of full sized sample panels and a strategy for quality control management prepared by Gilbert Ash are also included as part of this submission. <u>Part B</u> A Construction Management Plan prepared by Gilbert Ash has been submitted with this application. <u>Part C</u> A strategy for quality control management prepared by Gilbert Ash is included as part of this submission.
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Summary

The application has been submitted electronically via the Planning Portal Ref. PP- 13489664. The application fee of £215 has been paid directly to the Planning Portal.

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely,

Laura Pennington
Senior Planner
CBRE National Planning & Development

