

5 June 2024

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

Planning Portal Reference PP-13119224

Dear Sir/Madam,

PART DISCHARGE OF PLANNING CONDITION 3 ATTACHED TO NON MATERIAL APPLICATION 139558/NMC/2024 PURSUANT TO PLANNING PERMISSION 137424/FO/2023 FOR THE ERECTION OF A TWO-STOREY DATA CENTRE (4153M² GIA), TOGETHER WITH THE RECONFIGURATION OF ACCESS ARRANGEMENTS AND PARKING LAYOUT, LANDSCAPING AND ASSOCIATED WORKS, FOLLOWING THE DEMOLITION OF SIMON HOUSE

SIMON HOUSE, BROWNLEY ROAD, MANCHESTER M22 5RA

On behalf of the applicant Teledata UK Ltd we seek approval of details reserved by condition 3. The submission is supported by this cover statement, a 1:1250 Site location Plan and details of the proposed elevational materials and treatments.

At this stage not all the materials have been finalised and to avoid delays in the construction timeline we would seek a partial discharge of Condition 3. We therefore seek to discharge details in respect of the following elements - cladding, louvers and roof material. This would leave the details of other materials namely brick slips and tiles to be agreed under a separate submission.

CONDITION 3- MATERIALS

Condition 3 requires that:

3)"Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details."

Subsequent to this permission, a non-material amendment to planning permission 137424/FO/2023 was approved to amend the wording of Condition 3 to allow above ground works to commence prior to submission of external materials (Reference 139558/NMC/2024). The approved amendments to Condition 3 are as follows:

3) "No materials to be used on the external elevations of the building, shall be installed/erected until details have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details".

Information Submitted

The following details are submitted:

- Finishes Schedule Reference ASC401 prepared by ttsp architects
- Specification for Louvers – Caice DS150 Data Sheet
- Specification for Louvers – Caice SS300 Data Sheet
- Specification for Cladding – Colourcoat Prisma
- Specification for Cladding – Rainspan Product Data Sheet
- Specification for Roof material – Euroseam Data Sheet

Background

The design of the elevations is set on the following plans as approved under application 137424/FO/2023

- Elevational Treatment South and West - 137424/FO/2023; and
- Elevational Treatment North and West - 3447-TSP-ZZ-XX-DR-A-05-791- Rev P02

The submitted finishes schedule provides the specific material specifications and should be read in conjunction with the approved plans as above.

As part of the original submission, it was a priority to include a mix of materials, finishes and patterns to reduce the bulk of the built form and to provide visual interest and a high quality street scene particularly when viewed from the public realm. This requirement has been carried forward with the choice of submitted materials.

The elevation plans show the north elevation which looks into the site comprising primarily cladding using two distinct colours (Rainspan Sirius and Slate Grey) to break up the elevation. The south and west elevations have a more visual presence from the street and are predominantly tiles and brick slips. These details will be submitted separately. At upper level around the building there would be Caice louvre panels. (RAL 9006). The plant enclosure adjoining the western elevation of the building will be open from above, but enclosed on the south, west and north sides by Caice louvres (RAL 9006).

Conclusion

In accordance with the above information, we seek the partial discharge of planning condition 3 attached to non-material amendment 139558/NMC/2024 pursuant to planning consent 137424/FO/2023.

We trust that the information provided is sufficient to secure the discharge of this conditions for the relevant materials, however, if further information is required, we will be happy to provide this. We look forward to receiving confirmation of validation in due course.

Yours sincerely



Vivienne Goddard
Associate