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08 August 2024

Dear Sir or Madam,

DETAILS REQUIRED TO DISCHARGE CONDITION 3 PURSUANT TO APPLICATION REF: 135949/FO/2023 FOR THE REPLACEMENT OF 9 WINDOWS ALONG THE NORTH FACING ELEVATION OF NO. 18 – 20 ST ANNS SQUARE AND RETENTION OF ROOF ACCESS SAFETY EQUIPMENT AT 12 – 20 ST ANNS SQUARE, MANCHESTER, M2 7JB.

Cushman & Wakefield, on behalf of DTZ Investors, hereby apply to Manchester City Council to discharge condition 3 pursuant to application ref: 135949/FO/2023 at 12 – 20 St Anns Square, Manchester, M2 7JB.

Condition 3: Materials

Condition 3 states:

3) Notwithstanding the details submitted with the application, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority within 3 months of the date of this decision:

- a) Samples and specifications of all materials to be used on all external elevations and rooves of the development.*
- b) Jointing and fixing details between all component materials.*
- c) A strategy for quality control management.*
- d) 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.*

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

Document ref: Planning Conditions response 135949-FO-2023 - 31.07.2024 has been prepared and is submitted with this application. The document includes full details to address points a) – d) of the condition.

I trust that you have all of the necessary information to approve these details and discharge the relevant condition, however if you have any queries please do not hesitate to contact me.

Yours sincerely



Sarah Hughes MRTPI
Associate, Cushman & Wakefield - Planning