



Manchester City Council (Planning)
PO Box 532,
Manchester,
M60 2LA

9032 | Ancoats Mobility Hub

01/08/2024

Dear Sir/Madam,

Buttress

41 Bengal St.
Manchester
M4 6AF

T 0161 236 3303
F 0161 236 3603
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**Re: Variation of conditions 2 and 8 of planning permission 130627/FO/2021 to reconfigure internal layout of the development with associated elevational alterations, alterations of landscaping, modification to access and creation of a servicing bay to Poland Street together with amendments to the trigger within condition 8
REF: 135720/JO/2022 – Various Condition Discharge Applications**

With reference to the above, please find enclosed the following information in support of the discharge and approval of the following conditions for the above related Planning Consent.

Condition 1

The development started on site 12th June 2023.

Condition 3

The demolition took place in November and December 2023.

Condition 12(a)

The following information has been prepared by Bowmer and Kirkland's design team for submission:

- 45306-PLA-00-00-DR-L-0001 – Landscape GA Plan
- 45306-PLA-00-00-DR-L-1000 – Hardworks GA Plan
- 45306-PLA-00-00-DR-L-1001 – Edgings GA Plan
- 45306-PLA-00-00-DR-L-2000 – Softworks GA Plan
- 45306-PLA-00-00-DR-L-2001 – Soils GA Plan
- 45306-PLA-00-00-DR-L-2002-2005 – Planting Plans
- 45306-PLA-00-00-DR-L-2006 – Planting Schedule
- 45306-PLA-00-00-DR-L-4000 – Furniture GA Plan
- 45306-PLA-00-00-DR-L-5004 & 5008 – Steps Details
- 45306-PLA-00-00-DR-L-6000, 6001 & 6006 – Softworks Details
- 2522-EX-009-03-Sample Schedule
- 2522-WO-001-03-Planning-Design-Changes

The materials schedule provides a list of all hard landscaping materials and should be read in conjunction with the general arrangement and detail drawings submitted. The samples noted in the schedule were shown at the meeting on site and photos can be submitted if required.

There have been a number of minor updates to the layouts due to detailed design and a summary is provided for review. The tree numbers have been maintained from the planning approved scheme and we request these changes are approved as part of the condition application.

Conditions 14(a) & 14(b)

The development has not externally mounted plant as part of B&K's contract works. We request the condition is discharged on this basis with any plant provided subject to tenant fit out to be applied for separately.

Condition 19

No roller shutters are to be provided.

Conditions 2, 12(b), 16, 20, 21, 22, 23 & 25

These are compliance conditions and we request a condition discharge of no action be applied.

We trust the information provided is satisfactory to discharge the conditions however please contact us should you wish to discuss or require anything further.

Yours sincerely



Heather Leeson | Senior Architect
for **Buttress**

CC:
File
Daniel Gana
Matthew Burl

Bowmer & Kirkland Ltd
Buttress