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Planning
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Manchester City Council
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To whom it may concern,

**Re: PARTIAL APPROVAL OF DETAILS RESERVED BY CONDITION 8 (MATERIALS) OF
CONSENT REF: 135818/JO/2022**

We are pleased to submit this application to partially approve details reserved by condition on behalf of Peelers Estates Ltd for Condition 8 (Materials).

The condition was reserved on consent ref: 135818/JO/2022 for:

Variation to condition 2 (Specified Plans) attached to planning permission 125678/FO/2019 (as amended by 135824/NMC/2022 and 132284/NMC/2021) to make internal reconfigurations associated with the increase in the number of apartments, and omit the commercial element, together with associated elevational alterations.

The description of development, amended by 135824/NMC/2022, is:

*Erection of 8-storey residential building (Use Class C3) comprising 81 residential units, alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works.
Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 81 residential units, associated landscape and other associated works.*

The requisite planning application fee (£145.00) has been paid online via the planning portal (PP-13093662).

The application is supported by the following documents, prepared by Tim Groom Architects:

- Sample Panel (ref. 0321-TGA-XX-XX-DR-A-21900-P02);

- Sample Panel – Sections (ref. 0321-TGA-XX-XX-DR-A-21901-P02); and
- Goulden Street Proposed External Material Sample Tracker (0321-TGA-XX-XX-SH-A-00101-P01).

Condition 8 states:

Prior to any above ground works samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part of the development.

Information Summary

The submitted Materials Sample Tracker includes details of some materials to be used on external elevations of the development. Materials which are yet to be decided will be submitted for agreement at a later date.

Condition 8 stipulates that the specification shall include a materials panel to be agreed by the Local Planning Authority. Submitted in the first instance are two drawings of the sample panel which will be erected on site following further discussions with the Local Planning Authority. Following validation of this application, we would seek to agree the materials in principle before the applicant erects the materials panel. Once the materials panel has been erected, we will liaise with the Local Planning Authority to arrange a site visit so it can be agreed in order to discharge this part of the condition.

We trust that you have all the information required to validate the approval of this details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



George Bissett
Assistant Planner
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