

Steven McCoombe
Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
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16th July 2024

Submitted via Planning Portal (ref: PP-13250763)

Dear Steve

Application for the Discharge of Condition 3(b) pursuant to 138100/JO/2023: Full Planning Permission for a Student Accommodation Development at St Gabriel's, Oxford Place

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application to discharge Condition 3(b) of planning permission 138100/JO/2023 at St Gabriel's, Oxford Place, Manchester ('the Site'), which relates to the specification and samples of materials. The permission (a variation of 135278/FO/2022) was granted on 13th November 2023 and has the following description of development:

'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'

Condition 3

Condition 3, as amended by application 139592/NMC/2024, reads:

3) a) Prior to the commencement of above ground development (excluding demolition), all materials to be used on all external elevations of the new buildings hereby approved, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the new buildings along with jointing and fixing details, vents, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management. The approved materials shall then be implemented as part of the development.

b) Prior to the commencement of works to the external elevations of the refurbished buildings (excluding demolition), all materials to be used on all external elevations of the buildings to be refurbished, as hereby approved, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved materials shall then be implemented as part of the development."

Part (a) of the condition was approved under application CDN/23/0837 on 13th May 2024. This application seeks the discharge of part (b) of the condition, which relates to the refurbished buildings. A schedule of materials (Rev B, Issue 16/07/2024) prepared by McLaren has been submitted with this application, and I will be in touch in due course to arrange a site visit to view the samples.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please contact me on the details below.

Yours sincerely,



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