



Paul Butler Associates

Planning, Development & Heritage Consultants

9 May 2024

Mrs Julie Roscoe
Director of Planning Building Control & Licensing
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

24.2008

Dear Mrs Roscoe,

**Application for Approval of Details Reserved by Condition attached to Planning Permission
137959/FO/2023
The Eagle, Richmond House, 15 Bloom Street, Manchester, M1 3HZ**

On behalf of our client, 'The Eagle', we are pleased to submit this application for 'Approval of Details Reserved by Condition'. This letter sets out the numbered conditions of this approval for which discharge is sought and identifies the information submitted in response. We are eager to discharge these conditions as soon as possible to enable the progression of works on site.

The application relates to the discharge of the following conditions attached to planning permission 137959/FO/2023:

Condition 3 states:

Prior to commencement, samples and specifications of the materials to be used on the external elevations of the building shall be submitted for approval in writing by the City Council as Local Planning Authority. This includes any brickwork, fixing and joining and new doorways and windows including specifications of frame widths. The approved materials shall be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

The following information has been submitted:

- DRG 7C 'Proposed Doorway Elevation' - shows the latest doors elevation with appropriate annotation.
- DRG 10 'Main frame and door section' - shows the main frame and side glazing sections in detail.
- DRG 11 'Doors Section' - shows the door frame section. Suitable handles and door locking mechanism are still being sourced and details will follow on post-submission.

- DRG 13 'Building Junctions' shows details relationship and junction with existing windows / surrounding fabric.
- DRG 15 'External Mosaic' – show the details of the external mosaic.

Samples are also being made available on site and I will contact the Case Officer following validation to arrange a site meeting.

Condition 4 states:

Prior to commencement, full and final details of the internal elements of the accessible entrance, including stairway, platform lift, turning circle and refuge area, shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason - To ensure that the accessibility of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies CC10, SP1 and DM1 of the Core Strategy.

The following information has been submitted:

- DRG 8B 'Lobby Plan' – this shows the plan layout to the lobby to be compliant with access requirements, including 1500mm turning circle, Stannah low rise platform and ambulant stairs with landing. Accessible access support is to be provided by a bell push mounted externally on the main frame which will ring an internal bell to notify a member of staff who will then proceed to hold the doors open. The bell push would be as per the image below or similar.



- DRG 9 'Refuge Plan' - shows the location and dimensions of the internal refuge.

- DRG 12 'Lobby Section' - shows full lobby section.

Condition 5 states:

*Within three months of the date of this decision, a signage strategy for the unit building shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, the signage shall comprise:
-1no. individual letter fascia-level sign placed behind the glazed fascia panel per unit. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.*

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- DRG 14 'Proposed Signage' - shows proposed signage.
- DRG 12 'Lobby Section' - shows the sign in section within the lobby.

The timeline for the installation of same is subject to the overall installation programme, which is yet to be determined.

The application fee payable for the discharge of planning conditions attached to planning permission 137959/FO/2023 has been paid on submission of the application via the Planning Portal.

If you require any further information in order to determine the condition discharge application please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', written in a cursive style.

Ralph Taylor BSc MPLAN MRTPI
Associate Director