

Our Ref: 04C300625/LS/KW
Your Ref: 139146/JO/2024

07 June 2024

Lucy Harrison
Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Submitted via the Planning Portal PP-13130797

Dear Lucy,

4 HARDMAN SQUARE, MANCHESTER, M3 3EB: PLANNING CONDITION PARTIAL DISCHARGE APPLICATION

On behalf of our client, Cubic Works Ltd, please find enclosed an application to partially discharge planning condition no. 3 of planning permission for refurbishments, and new rooftop terrace of an existing office building (4 Hardman Square, Manchester M3 3EB). The full application (ref: 135123/FO/2022) was approved by Manchester City Council (MCC), on the 24 January 2023 for the following development:

"Development comprising extension to the sixth floor; creation a new rooftop terrace; internal refurbishment to the existing ground floor, mezzanine, first, second, third, fourth and fifth floor to facilitate new amenities; creation of plant area; enhancements to features on the external building; replacement of louvres; erection of PV systems and associated works"

A subsequent Section 73 application (ref: 139146/JO/2024) was approved by MCC on the 27 March 2024, for minor material changes to the approved drawings. This application therefore seeks to partially discharge Condition 3 attached to planning application 139146/JO/2024.

Condition 3

Condition 3 is worded as follows:

"(3) a) Prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- i. baseline samples and specifications of all materials to be used on all external elevations, which shall include a reconsideration of the use of copper;*
- ii. drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and*

iii. a programme for the production of the full sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.

The development shall be carried out in accordance with the approved details.

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."

This condition is sought to be partially discharged, and the following supporting information is submitted:

- Proposed Entrance Canopy Material Elevation (ref: PL.4001), prepared by Spratley & Partners

Summary

A payment of £215 (including Planning Portal Service Charge and VAT) has been made via the Planning Portal (ref: PP-13130797) to cover the requisite planning fee. We look forward to receiving your confirmation that the relevant planning conditions have been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely



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Planner

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For and on behalf of Avison Young (UK) Limited