

19 December 2023

Delivered via Planning Portal

Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Jennifer

DISCHARGE OF CONDITION 3A PURSUANT TO PLANNING PERMISSION (REF. 129251/FO/2021) AND LISTED BUILDING CONSENT (REF. 129252/LO/2021): FORMER KENDALS BUILDING , 98-116 DEANS GATE AND 35-47 KING STREET, KING STREET WEST, MANCHESTER, M3 2GQ

On behalf of Kendals Regeneration Limited ('the Applicant'), we are pleased to enclose an application to discharge condition 3A (Programme for Details of Materials) pursuant to planning permission (ref. 129251/FO/2021) and the associated listed building consent (ref. 129252/LO/2021) at the above site.

The application is submitted via the Planning Portal (ref. PP-12680715 and PP-12681193) and comprises the covering letter, application forms and electronic copies of the documents listed below. The requisite application fee has been paid online via the Planning Portal.

Background

Full Planning Permission ('FPP') (ref. 129251/FO/2021) for the change of use of the upper floors and the erection of a three-storey rooftop extension to the existing Kendal Milne building to provide office and commercial floorspace and the demolition of an adjacent multi-storey car park and the erection of an office building in its place was granted by Manchester City Council ('MCC') on 4th June 2021 with the following description:

Change of use of upper floors and erection of three storey rooftop extension, including plant level, to Kendal Milne building to provide offices on floors 1-9 (Use Class E), together with change of use of ground, lower ground and basement levels of Kendal Milne building to flexible commercial spaces (Use Class E, F2 and /or Change of use of upper floors and erection of three storey rooftop extension, including plant level, to Kendal Milne building to provide offices on floors 1-9 (Use Class E), together with change of use of ground, lower ground and basement levels of Kendal Milne building to flexible commercial spaces (Use Class E, F2 and /or Sui Generis (Drinking Establishments) and associated elevational alterations and works; Demolition of adjacent Fraser Building and link bridges and erection of 14 storey office building (Use Class E), including plant level, together with associated amenity space and ground and basement floor flexible commercial units (Use Class E, F2 and / or Sui Generis (Drinking Establishments)) and basement areas for

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cycle storage and plant; Highways landscaping and public realm works, engineering and infrastructure works and other associated works.

An accompanying Listed Building Consent ('LBC') (ref. 129252/LO/2021) was also granted by MCC on 4th June 2021 for the internal and external alterations to the existing Kendal Milne building. The description of consent is as follows:

Listed Building Consent for internal and external alterations to Kendal Milne building as part of proposals for change of use and three storey rooftop extension to form 9 floors of offices and commercial uses at ground, lower ground and basement levels.

Applications were made to amend the structure of the conditions on the FPP and the LBC to ensure the conditions are structured in a way that reflects the intended phased implementation of the project. A non-material amendment application was made in relation to the FPP (LPA ref. 138315/NMC/2023) and a S.19¹ application (LPA ref. 138287/JO/2023). These applications were approved on 24th November 2023.

This application seeks to discharge condition 3A of the FPP and LBC, specifically in relation to an initial phase of development comprises the demolition of existing link bridges between the Kendals building and the multi-storey car park to the rear (shown as Phase 1 on the approved Phasing Plan).

A summary of the submitted information is provided below.

Condition 3A Programme for Details of Materials

Condition 3 states :

(a) Notwithstanding the details submitted with the application, prior to the commencement of development of any phase of the development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all materials to be used on all external elevations of that phase of the development, including the roof terraces, and drawings to illustrate details of the full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations in that phase of the development to include jointing and fixing details, details of the drips to be used to prevent staining, details of the glazing and a strategy for quality control management.

(b) All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition.

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

The enclosed Material Tracker, prepared by Sheppard Robson, provide details of the colours and materials to be used in parts of the elevation to be made good / reinstated following the demolition of the bridge. It also identifies the information to be provided which will comprise samples and drawings (or in some cases just samples or a sample area).

¹ Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Conclusion

I trust that you have the relevant information in order to validate this application and discharge condition 3A (Programme for Details of Materials) pursuant to the planning permission (ref. 129251/FO/2021) and listed building consent (ref. 129252/LO/2021).

However, should you have any queries, please do not hesitate to contact me, or my colleague Lewis Evans (lewis.evans@turley.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Melissa".

Melissa Lee Wing Tung

Assistant Planner

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