3rd May 2024
Our Ref: 2020.003

Jonathan Mumby
16 Old Market Place
Altrincham
WA14 4DF

Manchester City Council
Planning Department
PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

Dear Sir/Madam,

Re: Request for confirmation of compliance of Condition 14 (Window Reveals) and Condition 21 (Waste Management) attached to planning permission 127971/FO/2020.

We are pleased to submit the application to approve details reserved by Condition 14 (Window Reveals) and Condition 21 (Waste Management), on behalf of MPH Ancoats Limited.

The conditions were reserved on consent ref: 127971/FO/2020 for:

Erection of a 6 storey building to form 90 residential apartments (Use Class c3a) following demolition of existing structures with associated access, car parking, amenity space, landscaping and other associated works.

The requisite planning application fee (£145) has been paid online via the planning portal (PP-13037142).

The application is supported by the following plans and documents:

- Covering Letter (this document);
- Façade Scoping – GL. E / 8 (drawing no. 2075-AWA-ZZ-ZZ-DR-A-(41)-0001;
- Terrix Sample Panel (drawing no. 2075-ABWA-ZZ-ZZ-DR-A-(12)-0012;
- Condition 21 – Waste Management (April 2024).

The application is accompanied by the above plans / documentation submitted to facilitate the review and subsequent discharge of Condition 14 and 21 of planning permission 127971/FO/2020 which is detailed below:

Condition 14 *– Notwithstanding drawing drawings HGA-PL-402 Rev 02 and HGA-PL-401 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 12 November 2020, prior*

to any above ground works details of the window reveals and soffits for the apartment building and the dwellings shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the extent of the window reveals and soffit details shall be as follows:

- Window reveal minimum 200mm; and
- Soffits – brick.

The approved window and soffit detail shall be implemented as part of the development.

***Condition 21** - Notwithstanding drawing 2075-ABWA-Z1-GF-DR-A-(20)-0100 P04 received by the City Council, as Local Planning Authority, on the 24 November 2023 respectively, prior to any above ground works, details of the location and waste management arrangements shall be submitted for approval in writing by the City Council, as Local Planning Authority.*

The approved details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

The submitted plans for the Façade Scoping – GL. E / 8 and Terrex Sample Panel are to be read in conjunction with each other for the purpose of the discharge of condition 14 of the original permission.

The plans detail the window reveal of 186mm which, although is 14mm less than that which is stated in the condition, this has been pre agreed by the Local Planning Authority and confirmed as acceptable.

The plans also show the details of the brick soffits in line with the wording of condition 14 of the original permission.

The submitted Waste Management document, dated April 2024, details the Waste Management Strategy for the development including the location of the centralised bin store, main bin store and refuse collection point, along with details of hygiene, ventilation, security and the proposed strategy for the collection of bins on site.

On the basis of the above information and submitted plan, we trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



Jonathan Mumby
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