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Your Ref: PP-12716410
Our Ref: 16068/MS/gc
Email: mshearman@firstplan.co.uk
Date: 08 January 2024

Planning and Regeneration,
Manchester City Council,
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITION 3 ATTACHED TO PERMISSION REF: 136839/FO/2023 BREWDOG, 35 PETER'S STREET, MANCHESTER, M2 5BG

We have been instructed by our client, Brewdog Bars Ltd., to submit the enclosed application online via the planning portal (ref: PP-12716410) to discharge condition 3 (Details of materials) of application 136839/FO/2023. This was granted consent on the 18th October 2023 and allowed for the following development:

> ***"Installation of retractable canopy structure above approved seating area to front of bar".***

Our clients are seeking to discharge this pre-commencement condition so that they can begin the installation of their canopy.

The requisite planning and admin fee of £209 (£145 + £64) has been paid online via the planning portal. The remainder of this letter sets out the information required to discharge condition 3.

Condition 3

Condition 3 states:

> ***"Prior to any above ground works commencing on site, samples and specifications of all material to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved materials used shall then be implemented as part of the development."***

With reason being:

> ***"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."***

Accordingly, the application is supported by the information listed below, which include physical samples of the proposed materials, photos of the proposed materials, and a specification sheet providing further details of the proposed canopy structure.

- Physical sample sent to Michael Pearson, Manchester City Council
- Example of Grey PVC Roof With Built In Lighting;
- Example of Grey Aluminium Framework; and
- Proposal Specification Sheet

As can be seen on the proposals, the canopy system will consist of an aluminium cross bar frame, and a PVC sheet with integrated LED lighting. The base of the system will be made of composite decking, and the windows will be made of guillotine glazing, with aluminium frames. The proposed materials are a powder coated grey which is subtle in appearance, and therefore the visual amenity of the area within the site is located will not be harmed as specified in policies SP1 and DM1 of the Core Strategy.

Conclusion

We trust the information is sufficient to allow officers to support the full discharge of condition 3 attached to application 136839/FO/2023. In the meantime, we look forward to receiving confirmation that the enclosed application has been registered. If you have any queries, please do not hesitate to contact me.

Yours faithfully,

MARK SHEARMAN
Director