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13 July 2023

F.A.O Jen Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Bendix Street, New Cross

Application for Discharge of Condition - Planning Permission Reference: 125681/FO/2019 as amended by 132527/NMC/2021

Please find enclosed an application for the full discharge of Condition 9 attached to Planning Permission ref: 125681/FO/2019 granted 23 Apr 2021, as amended by Non-Material Amendment (NMA) ref. 132527/NMC/2021 approved 10 January 2022.

The Planning Permission relates to the erection of a 12 storey residential building on the Site bound by Thompson Street to the north east, Oldham Road to the south, Bendix Street to the south west and a building occupied by Turning Point to the north west.

The Applicant is Mulbury Homes (Central) Ltd .

For clarity, the description of development for proposals are as follows:

"Erection of a ground plus 12-storey residential building (Use Class C3) comprising 161 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (160sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings."

Table 1 below confirms the documents submitted in support of this application for the full discharge of Condition 9.

Table 1: Condition 9 Submission Documents

Condition Wording	Submission Document(s)
Prior to any above ground works samples and specifications of all material to be used on all	All external materials to be used in the development have now been presented to

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Condition Wording	Submission Document(s)
external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management. *The approved materials used shall then be implemented as part of the development.*	Manchester City Council (MCC) and signed off as acceptable to the LPA, as per the requirements of the condition. Tim Groom Architects have prepared a **Material Sample Tracker (Rev. G)** with all dates of presentation and sign off for each material sample. This is supported by minutes from the meeting held on Site with MCC on 24 January 2023. A further meeting was held on 7 March 2023 to agree concealment of fixings as the final outstanding item. This information is submitted to discharge Condition 9 in full.

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form;
- Sample Panel drawing prepared by Tim Groom (Ref. D480-TGA-XX-XX-DR-A-2120);
- Material Sample Tracker (Revision G) prepared by Tim Groom;
- Minutes of Sample Panel Review (24 January 2024) prepared by Tim Groom;

The fee of £116.00 + £64.00 has been paid online.

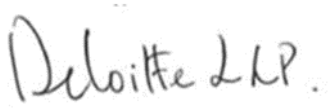
The Planning Portal Reference number for the submitted condition discharge application is PP-12271562.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk/ 0161 455 6963).

Deloitte.

Yours sincerely



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