

Steven McCoombe
Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

8th December 2023

Submitted via Planning Portal (ref: PP-12664801)

Dear Steve

Application for the Discharge of Condition 3 pursuant to 138100/JO/2023: Full Planning Permission for a Student Accommodation Development at St Gabriel's, Oxford Place

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application to discharge Condition 3 of planning permission 138100/JO/2023 at St Gabriel's, Oxford Place, Manchester ('the Site'), which relates to the specification and samples of materials. The permission (a variation of 135278/FO/2022) was granted on 13th November 2023 and has the following description of development:

'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'

Condition 3

Condition 3 reads:

"Prior to the commencement of above ground development, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, vents, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management."

In order to discharge this condition, the following has been submitted:

- External Materials Sample Schedule (ref: 10349-SHP-Z0-A-G251-SC-XX-001)
- Building 03 (West) - Indicative Sample Panel Scoping - VMU Bay Panel (ref: 10349-SHP-Z3-A-Z600-SK-XX-101 Rev P01)
- Building 03 (West) - Indicative Sample Panel Scoping - Cruciform Sample (ref: 10349-SHP-Z3-A-Z600-SK-XX-102 Rev P01)
- Sample Number 7 (as defined on the Sample Schedule):
 - Woodthorpe - Roof Tiles - Sample (Acme Red Clay Plain Tile).
- Sample Number 10:
 - Buff Brick (lower floors) - Building 3. Mirato White Waterstruck.
 - Buff/Grey Brick (Upper floors) - Building 3. PT447 Flint.
 - Red Brick (lower floors) - Building 4. Harbourne Red Multi.
 - Dark Red Brick (Upper floors) - Building 4. Emden Red.
 - Window - Bright Clay PPC aluminium window frame, soffit panel and cill, clear DGU.
 - Bright Clay PPC aluminium perforated Panel.
- Quality Control Management Plan (ref: MMSXXX 07/21, July 2023)

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please contact me on the details below.

Yours sincerely,



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Director

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AshtonHale Ltd