

Date: 9th June 2023

Development Management – City Centre
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

T: 0161 238 4979
E: info@theplanningstudio.co.uk

Fao: Mr James Hughes

Dear James

Town & Country Planning Act 1990
Planning (Listed Buildings & Conservation Areas) Act 1990

Application References: 131992/FO/2021 & 131993/LO/2021

Site: Manchester HOME Arches, Railway Arches, Whitworth Street West

RE: Application for Discharge of Pre-Commencement Conditions

On behalf of our client *Robertson Construction Group Ltd*, I am pleased to make a formal submission to the council for the discharge of pre-commencement conditions contained in the both the planning and LBC consents (references as shown above).

The discharge applications are made separately for the planning and LBC consents, with this covering letter referring to both applications.

The application to discharge conditions in relation to the Planning Permission ref: 131992/FO/2021 has been submitted via the Portal online system, under reference: **PP-12239001**. The client will make the statutory application fee of £116 directly (plus £64 Portal admin fee).

In respect of the Planning Permission ref: 131992/FO/2021, the relevant conditions sought for discharge are as follows:

Condition No. 3 – Materials – the applicant has made available brick samples on site and I did make an email request on 26th May to request, if possible, if the brick samples made available on site could be viewed a couple of weeks ago. The applicant's choice of bricks are:

Light Weathered- with Y172 mortar colour (refer to brick panel on left side of submitted Image ref: 110225 and Image no. 1 showing the Y172 mortar with

brick sample) – brick sample reference: Light Weathered from ‘The Bespoke Brick Company’.

Floren Canopus- with a Y14 mortar colour (refer to brick panel on right side in submitted Image ref: 110225 and Image 3 showing the Y14 mortar with brick sample) – brick sample reference: Canopus Bricks from ‘MBH PLC’.

Condition No. 5 – Construction Management Plan – please refer to submitted Robertson’s Construction Phase Health & Safety Action Plan.

Condition No. 9 – Drainage Layout – please refer to submitted WSP drawing ref: HAP-WSP-B01-00-DE-C-0001 C01 standard details for foul water connection and HAP-WSP-B01-00-DR-C-000 C01 proposed drainage layout plan. Also submitted are details of drainage maintenance and drainage calculations.

The application to discharge conditions in relation to the Listed Building Consent ref: 131993/LO/2021 has been submitted via the Portal online system, under reference: **PP-12239058**. There is no statutory application fee for this discharge of conditions application.

In relation to the Listed Building Consent Ref: 131993/LO/2021, the brick sample materials details submitted with the planning consent as summarised above are presented to discharge Condition No. 2 of the Listed Building Consent.

I trust that with the submitted information the council can work expeditiously to provide the confirmation of discharge of the respective of Condition No’s 3, 5 & 9 of the Planning Permission, and Condition No. 3 of the LBC in due course.

Please note that site works will continue to progress ahead in accordance with the planning permission granted and the contractor Robertsons are working with the retained architect to prepare the detailed construction details to enable Condition No. 4 of the Planning Permission and the LBC to be discharged in due course.

If there is any further information required please do not hesitate to contact me direct and thank you for the continued help and assistance you have provided to date.

Kind regards

Colin Williams

C D Williams

The Planning Studio

CC – Steve Atherton, Robertson Construction Group Ltd