



Planning Department
Manchester City Council
Manchester
M60 2LA

18th August 2023

Dear Sirs

Discharge of condition 3 (a) & (b) of planning permission reference 129395/JO/2021 for the Erection of part 4, part 11 storey residential (Class C3) development (with roof top plant room) comprising 66 (Class C3) residential units (3 x 2 bed town houses, 46 x two bed apartments and 17 x one bed apartments) together with associated carparking (10 spaces including 5 EVC spaces), cycle parking (66 spaces) communal roof terrace (level 6), landscaping and ancillary infrastructure including rooftop PV panels, alterations to access onto Store Street

I am writing to submit an application to part discharge condition attached to planning application reference 129395/JO/2021 which was approved on 28th April 2021. The application seeks approval for details associated with condition number 3 attached to the consent. The application is accompanied by technical details and which deal with two specific elements of condition number three, namely (a) details of materials and sample panel to be produced and (b) details of securing more efficient use of material resource.

As discussed previously the details seek approval of the principle of the materials to be used on the building and the sample panel plan, identifies the materials which are proposed and how these related to the detailed construction arrangement. The procurement of specific materials will be undertaken at the appropriate time in the construction process. It is for example not possible to identify bricks for the external elevations until closer to the time they are to be used and availability is known. The proposal is therefore to seek to agree the principle of the materials and also the details of construction as demonstrated by the sample panel plan and to agree the timeframe for construction of the sample panel and choosing the specific materials to be used.

The proposals therefore seek to allow the pre commencement element of condition 3 (a) to be agreed, with the understanding that further details will be required to allow the remaining requirements to be discharged.

In addition the submission is accompanied by a document which has been prepared by the project architects which seeks to identify the approach within the construction process. The Construction

Environment Management Plan also accompanies the submission. This document provides detailed scope for construction of the development which includes details on materials. The submission includes a significant amount of information on the choice of materials and also the approach to waste within the construction process to respond to the requirements in condition 3 (b).

I trust that you have all of the relevant information necessary to register the application and to progress to a positive conclusion. If you require further information or wish to discuss any issues arising from the submission, please do not hesitate to call.

Yours Sincerely

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