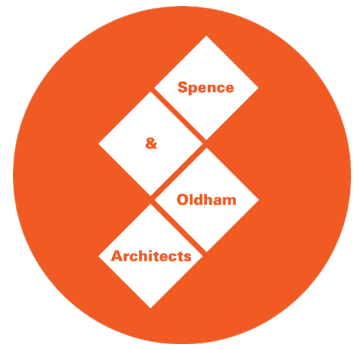


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Ref: 0011/01/admin/LA.03

25th April 2023
Planning Services
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir / Madam

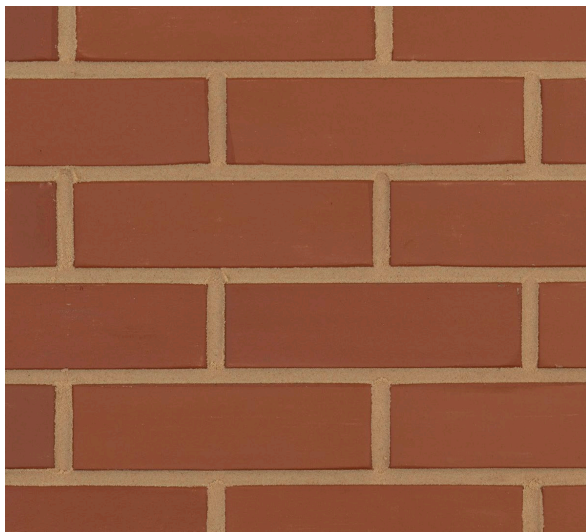
RE: 129142/FO/2021 – Discharge of Conditions

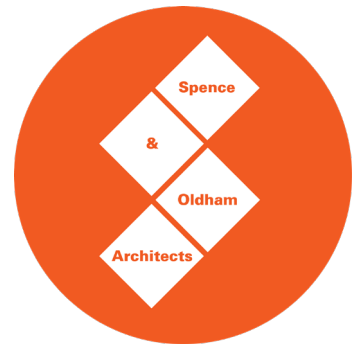
Regarding the planning application, approved 18th March 2021, please find below information sufficient to discharge pre-commencement conditions.

Condition 3 - No above ground development works above ground shall take place unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials. The development shall only be implemented in accordance with the agreed details.

External Walls:

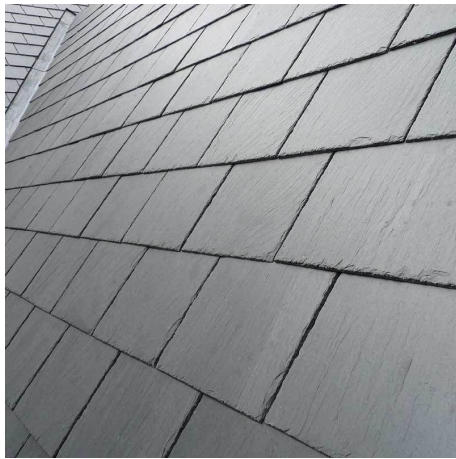
Manchester Brick Specialists - Smooth Red Brick.





Roof Tiles to Existing and Proposed Dwellings and to Dormer Walls:

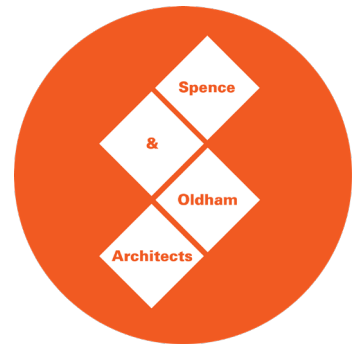
Slate roof tiles to proposed and existing dwelling and to rear and cheek walls of dormer window to proposed dwelling.



Window Frames

External sash-effect casement windows throughout new dwelling to be uPVC framed, to RAL 7016 Anthracite Grey, manufacturer TBC.





Fascias and Soffits

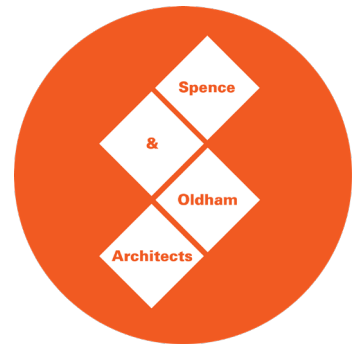
Durasid Beltecto (or similar manufacturer / range) PVU-U fascias and soffits, colour: Black



Window and Door Heads and Cills, and Bay Window Plinth / Mullions

Cast stone window heads and cills, to provide sandstone effect, bay window capping and mullions to be same finish, formed as per elevation drawings. Manufacturer TBC.





Front Door

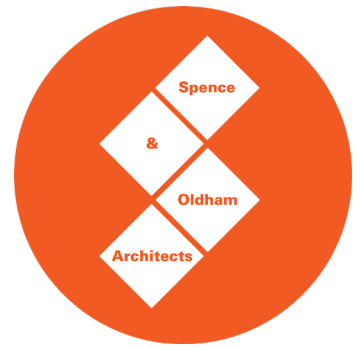
Composite traditional styled front door with vision panel, opaque with frosted glass rectangular fanlight above, please refer to below image for similar style. Colours and design TBC.



Side Door

uPVC / timber contemporary styled back door, frosted glass vision panel, please refer to below image for similar style. Colours and design TBC.





Sliding Doors to Rear of House

uPVC framed sliding doors, fully glazed with RAL 7016 Anthracite Grey frames, manufacturer TBC.



Condition 5: Prior to the commencement of development, a surface water drainage layout for the site, based on sustainable drainage principles, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details.

Please see included drawings and report:

- **PGC 216 - 227 Moston Lane - Drainage Discharge Condition Report - V1 Final**
- **S106 Part 1 'Application to connect to a public sewer' Approval Notice**

We hope the above is sufficient for you to formally confirm discharge of all conditions. Should you have any queries then please do not hesitate to contact us.

Yours Faithfully,

Gregory Oldham ARB
greg@soarchitects.co.uk

For and on behalf of Spence & Oldham Architects Ltd