



Manchester City Council (Planning)
PO Box 532,
Manchester,
M60 2LA

Dear Sir/Madam,

9032 | Ancoats Mobility Hub
20/07/2023

Buttress

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Manchester
M4 6AF

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Re: Variation of conditions 2 and 8 of planning permission 130627/FO/2021 to reconfigure internal layout of the development with associated elevational alterations, alterations of landscaping, modification to access and creation of a servicing bay to Poland Street together with amendments to the trigger within condition 8.
REF: 135720/JO/2022 - Condition 8 Discharge Application

With reference to the above, please find enclosed the following information in support of the discharge and approval of pre-above ground works condition 8 for the above related Planning Consent.

Condition 8

The following information has been prepared by Bowmer and Kirkland's design team for submission:

- 45306-BA-ZZ-XX-SH-A-0922 - External Materials Schedule
- 45306-BUT-ZZ-ZZ-DR-A-2050 - Planning Material Elevations
- 45306-BUT-ZZ-ZZ-DR-A-2021 - Proposed Sample Panel (Sheet 1 of 2)
- 45306-BUT-ZZ-ZZ-DR-A-2022 - Proposed Sample Panel (Sheet 2 of 2)
- 02.06.23 Living Wall Design Proposal

The materials schedule provides a list of all external facing materials to the building and should be read in conjunction with the submitted facet materials elevations and planning approved elevations.

The living wall design proposals shows the proposed planting layout and species for the core walls. The species have been selected to complement the proposals for the Ancoats Green with a pink, purple and white flower palette. The design for the East core wall follows a more organic approach as it faces onto the Ancoats Green, whereas the West core is more structured in form as it faces into the City.

As requested in the condition a sample panel will be constructed to demonstrate the colours, finishes and quality of the external materials. The attached technical drawings follow the design already agreed as part of the Section 73 application (Drawing reference 9032-BA-XX-XX-DR-A-(21)900-Sample Panel-01). The panel will be located on site and should be available to view by mid to end of August. We will contact you nearer the time to arrange a suitable time for your visit.

We trust the information provided is satisfactory to discharge the condition however please contact us should you wish to discuss or require anything further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'H. Leeson', with a stylized, cursive script.

Heather Leeson | Senior Architect
for **Buttress**

CC:

File

Daniel Gana

Matthew Burl

Bowmer & Kirkland Ltd

Buttress