

RE: City Tower - DOC Application CDN/23/0143

Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>

Mon 5/22/2023 12:14 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

📎 2 attachments (2 MB)

IMG_7849.JPEG; IMG_7850.JPEG;

Hi Max,

I spoke to the project manager last week and they have advised that the glazed façade will be made up of separate panels.

However they will be fixed on the top and bottom which avoids the need for a bulky frame. The sections will have sealant for weather proofing only, similar to other units at Piccadilly Plaza (see images attached).

Hopefully this answers your queries in regards to the proposed materials and we are now able to discharge the condition on this basis. However we are happy to set up a call with the project team to discuss in more detail if you have any outstanding questions or concerns?

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester

Sent: 19 May 2023 10:58

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: City Tower - DOC Application CDN/23/0143

Thanks Max,

Around anytime between 2-5pm today. Will give you a call at 2 if that works?

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 19 May 2023 10:48

To: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>

Subject: Re: City Tower - DOC Application CDN/23/0143

External

Hi Laura,

Apologies for not getting back to you.

I will give you a call this afternoon if that suits?

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, [P.O.Box](#) 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>

Sent: Friday, May 19, 2023 10:42 AM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Do you have an update on this materials condition?

Happy to have a call to chat through if you have any additional queries.

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester

Sent: 16 May 2023 10:32

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Hope you're well.

Do you have any initial comments on the updated drawings provided last week?

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester

Sent: 10 May 2023 14:20

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Apologies for the back and forth on this.

I spoke with the project manager yesterday following the plans they issued and unfortunately after going to site to measure up for the full fit out, they have made a slight amendment to the shopfront design (hence the confusion with the plans). Please see attached for the revised shopfront design plan (drawing ref: 1472-101E). Summary of amendments as follows:

- Anthracite aluminium louvres to be continuous along full length of the shopfront.

- Existing concrete column to be covered with anthracite glazed wall system rather than aluminium cladding.

The intention is to replace the proposed aluminium cladding with a coloured glazing in front of the existing concrete columns. The contractors felt that a full glazed shopfront would avoid the need for visible fixings to the columns and provide a flusher shopfront. Combined with the full length louvres, this would create an overall cleaner finish to the façade and a more cohesive look across the shopfront.

The plan you received yesterday (CEB Line Drawing 1 Cross Section) provides a cross-section of this glazed frontage. An additional cross-section (see attached) provides a more detailed breakdown of each of these materials. As noted on these plans, the glazed wall system will be fixed at the top and bottom track.

As the resulting finish will be broadly similar to the previous design agreed, we trust that there will be no issues with this revised approach, however I am happy to talk this through over the phone with you this week if that would help at all? I'm out of the office tomorrow, but around the rest of today and all day Friday.

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 09 May 2023 13:17

To: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>

Subject: Re: City Tower - DOC Application CDN/23/0143

External

Hi Laura,

I've just checked, and we will need a cross section. It would not be sufficient to just annotate the drawing.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, [P.O.Box](#) 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>
Sent: Tuesday, May 9, 2023 1:15 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Apologies for this, I hadn't realised this detail hadn't been added. The contractor has confirmed that the fixtures will be a concealed fix.

Is an additional cross-section required to show this detail? Or are you happy for this to be added as a note to an existing drawing?

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 09 May 2023 12:43
To: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>
Subject: Re: City Tower - DOC Application CDN/23/0143

External

Hi Laura,

Thanks for sending this over.

As per my previous email, 'we will need a cross section to show that the cladding is concealed fix before the condition can be signed off.'

Please could the drawings be revised to reflect this, showing the fixing method for the cladding and confirming any fixings will be concealed once the cladding is installed.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, [P.O.Box](#) 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>
Sent: Tuesday, May 9, 2023 10:58 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Sorry for the delay on this, the contractor had to go on site to prepare the requested drawing – please see attached.

I trust that this now provides all the information required to discharge this condition, but do let me know if you need anything else.

If we could get an update on this application today, that would be much appreciated, as we need to update the construction program and update the tenants on occupation dates asap.

Thanks,

Laura Hughes | Assistant Planner
CBRE Limited | Planning & Development
10th Floor, One St Peters Square, Manchester, M2 3DE
DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610
laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 02 May 2023 10:45

To: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>
Subject: Re: City Tower - DOC Application CDN/23/0143

External

Hi Laura,

I did thanks, I hope you did also!

I have just spoken to my manager and we will need a cross section to show that the cladding is concealed fix before the condition can be signed off.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, [P.O.Box](#) 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>
Sent: Tuesday, May 2, 2023 8:59 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Hope you had a nice long weekend.

Thanks for the update on this last week. I know you are awaiting sign off, so appreciate there's not much you can do, but it would be much appreciated if we could get a decision on the materials condition today for 39-41 Piccadilly Plaza (ref: CDN/23/0143).

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester
Sent: 27 April 2023 15:53
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

The team have updated the shopfront drawings to add a note on the materials for the columns as I mentioned yesterday – see attached.

Hopefully this makes it easier for you to discharge the condition as the plan now includes details of the column materials.

I trust that this drawing provides you with all of the information required to discharge the condition, but I'm in the office all day tomorrow if you want to discuss anything further.

I think we are now getting past the 8 week decision timescales and so it would be good if we could get a decision on this before the end of the week.

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester
Sent: 26 April 2023 17:00
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Thanks very much for this.

I've been discussing with the contractor and they've been doing some due diligence on the columns and unfortunately they have found that behind the tile is actually timber, so they would lose 200mm of shopfront if they were to remove and expose the structural column. Therefore this is no longer a feasible option, as they would like the shopfronts to be flush with one another.

Therefore the columns will have to be cladded, however they are happy to specify a dark anthracite grey colour to match the louvres – please can you confirm that this is acceptable to MCC?

The team are going to update the shopfront drawings to specify this colour/material in order to make this clearer and allow you to reference the design details in the decision notice more easily.

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 26 April 2023 13:05

To: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>

Subject: Re: City Tower - DOC Application CDN/23/0143

External

Hi Laura,

Following our visit earlier today, we have a couple of questions/ requests.

1. If the columns were to be stripped back and made good, do you know how this would manifest (e.g. similar to the girders further down the elevation)? **See above.**
2. We are of the opinion that any cladding or paintwork to original columns should be in the dark anthracite grey (which is proposed for the louvres) as with the columns outside Lidl and M&S.
Confirmed – cladding will be dark anthracite grey to match shopfronts.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, [P.O.Box](#) 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>
Sent: Tuesday, April 25, 2023 3:42 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Thanks for the update.

I'm in the office tomorrow, which is just around the corner, so I'm happy to pop down to the site tomorrow with you to answer any questions if that would be helpful?

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 25 April 2023 15:29
To: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>
Subject: Re: City Tower - DOC Application CDN/23/0143

External

Hi Laura,

I am going to head down to the site with my manager tomorrow (no need for an arranged site visit) and then get back to you.

Thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, [P.O.Box](#) 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>
Sent: Tuesday, April 25, 2023 9:49 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Just tried to give you another call to discuss.

Just to let you know, I did discuss the choice of materials for the columns with the PM again, and they also offered up a third option to remove the marble tiles and 'make good' the existing columns if that is MCC's preference.

Do you think we will be able to get this application discharged today? The contractor is under pressure to order the materials in order to minimise delays to the fit out program, however they need a steer from MCC to understand whether the council are happy with the choice of materials.

We are happy to set up a call with yourselves and the wider team to discuss the materials, if that would help your decision making at all?

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester
Sent: 24 April 2023 09:12
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application CDN/23/0143

Good Morning Max,

Hope you had a nice weekend.

Apologies but I'm being chased again for an update in relation to the materials condition for units 39-41 Piccadilly Plaza (ref: CDN/23/0143). I appreciate there were some additional queries last week, however did the email below answer all of these questions? Or do you have any outstanding queries?

Happy to give you a call later today to discuss if that would help.

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester

Sent: 20 April 2023 15:02

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Sorry just tried to give you a call back but didn't get through.

Following on from our conversation I have spoken to the project manager and confirmed the strategy for the shopfront. Think there may have been a miscommunication with the contractors on site so apologies if they didn't relay this to you during the site visit.

The intention is for the shopfronts themselves to be structurally glazed (as per the drawings submitted), with stainless steel framing around the glazing and at the automatic door sensors. The louvres will be powder coated anthracite and the glass itself is a toughened structural glazing. This is in line with the recently approved shopfront on Moseley St and other new shopfronts at City Tower, and is the specification they are aiming to replace elsewhere at City Tower as other units are upgraded.

In terms of cladding – only the existing columns are to be cladded. Currently they are covered in a marble style tile, which will be removed (reducing the width of the column) and reclad. The project manager has advised that this can either be in a tile style (similar to the sample you've seen) or the same stainless steel as the door frames. The sample you've seen is the closest match that they could find to the spar unit as those tiles are now discontinued. However they could get someone out on site to colour match those and powder coat the cladding if needed. As the materials haven't been ordered yet, they are happy to be led by MCC on this material.

Hopefully this answers your queries but please give me a ring if you have any other questions.

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester
Sent: 19 April 2023 09:48
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Sorry just tried to give you a call but went to voicemail.

I was discussing these materials with the project manager yesterday and they advised that they will only receive a serial number for the products once it has been ordered (as the products are processed in house by the USFL Group). If you require a serial code to discharge the condition then they could order the materials and give you the code, however they'd need some sort of reassurance that MCC were happy with the materials chosen.

Please could you let me know whether this serial code is required for discharge?

Thanks,

Laura Hughes | Assistant Planner
CBRE Limited | Planning & Development
10th Floor, One St Peters Square, Manchester, M2 3DE
DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610
laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester
Sent: 18 April 2023 14:32
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Please could you just confirm whether this information answered your remaining queries from yesterday?

Thanks,

Laura Hughes | Assistant Planner
CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE
DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610
laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester
Sent: 17 April 2023 14:22
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application 0

Hi Max,

Thanks for this. I've been sent the following information from the contractor.

'Aluminium 'U' Channels

Raw stock is sourced from.... ASC Metals Lincoln, LN6 3QY. Raw material is to be processed and welded in house by the USFL Group.

Stainless Steel over cladding.

Raw stock is sourced from.... ASC Metals Lincoln, LN6 3QY. Raw material is to be processed and Formed in house by the USFL Group.

Powder Coating

Coating of the 'U' Channels are to be completed by Spectrum Coatings, Hellaby, S66 8QY

Automation to be supplied By Record Automation, Hemel Hempstead, HP2 7EP

Automation to be cut and assembled in house by the USFL Group, Installed and commissioned by the USFL Group.

Glazing to be supplied by Specialist Glass, Huddersfield, HD3 4NY

Delivered direct to site by Specialist glass.

All works are to be assembled on site and installed by the USFL Group using our own engineers.

All serial numbers and project references are to be supplied in handover pack as yet all products have not been procured'

I've also reattached the product specification documents included as part of the submission.

Hopefully this should provide all of the information you require but let me know if not.

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 17 April 2023 09:21

To: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>

Subject: Re: City Tower - DOC Application CDN/23/0143

External

Hi Laura,

Would you be able to provide product names, manufacturers and serial numbers for the samples that were sent over?

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, [P.O.Box](#) 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>

Sent: Monday, April 17, 2023 9:13 AM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: FW: City Tower - DOC Application CDN/23/0143

Hi Max,

Hope you had a nice weekend!

Do you have any update on the discharge of conditions application for units 39-41 Piccadilly Plaza (ref: CDN/23/0143)? I'm being chased for a decision by the client and contractor, so it would be good if I could give them an update this AM.

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester

Sent: 14 April 2023 09:06

To: 'Maximillian Gibson' <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Do you have any update on the discharge of conditions application for units 39-41 Piccadilly Plaza (ref: CDN/23/0143)?

Just wondering if there is any chance that this might be discharged today?

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester

Sent: 05 April 2023 17:00

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: City Tower - DOC Application CDN/23/0143

Thanks Max,

Appreciate it's difficult with people off for Easter at the moment.

I'm around for most of tomorrow, so just give me a buzz if you need any further information from ourselves to assist with discharge.

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 05 April 2023 16:44

To: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>

Subject: Re: City Tower - DOC Application CDN/23/0143

External

Hi Laura,

Thanks for your email.

I need to review the application with a colleague who is unavailable until next week.

Once I have done so I will update you or discharge the condition as appropriate.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, [P.O.Box](#) 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>

Sent: Wednesday, April 5, 2023 3:59 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: City Tower - DOC Application CDN/23/0143

Hi Max,

Hope you're well.

Just wondering if you have any update on the DOC application for 39-41 Piccadilly Plaza (ref: CDN/23/0143).

Do we think it's likely that we will get a decision through this week?

I'm off on leave for a week after tomorrow so just keen to get an update to the client before I go.

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester

Sent: 30 March 2023 15:00

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: City Tower - DOC Application CDN/23/0143

Thanks Max,

I believe that the contractor should have dropped the samples off at lunchtime today.

Please could you just confirm that you've received these?

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 28 March 2023 16:18
To: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>
Subject: Re: City Tower - DOC Application CDN/23/0143

External

Hi Laura,

Not to worry, it was not a much of a walk at least!

If they can be dropped at the FM office at the Town Hall Extension (the entrance to which is just off St Peters Square near the cenotaph) and be marked for my attention, then someone from security will be able to notify me they are there.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, [P.O.Box](#) 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>
Sent: Tuesday, March 28, 2023 4:15 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: City Tower - DOC Application CDN/23/0143

You don't often get email from laura.hughes@cbre.com. [Learn why this is important](#)

Hi Max,

Hope you had a nice week off last week.

Appreciate you making the time to view the materials on site at City Tower yesterday, and again apologies that the door samples weren't available for you to view on site. I wasn't aware they had been delayed, otherwise I would have given you a heads up.

The project manager Tom said that you've agreed to view the metal door samples in your offices if they drop them off when they arrive (which should be before the end of the week).

Please could we get an address for where the contractor should deliver the material sample to?

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 16 March 2023 16:42

To: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>

Subject: Re: City Tower - DOC Application CDN/23/0143

External

Hi Laura,

The time and date are suitable, please ask the contractor to expect me then.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, [P.O.Box](#) 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Hughes, Laura @ Manchester <Laura.Hughes@cbre.com>

Sent: Thursday, March 16, 2023 4:39 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: City Tower - DOC Application CDN/23/0143

You don't often get email from laura.hughes@cbre.com. [Learn why this is important](#)

Hi Max,

Thanks for taking the time to discuss the DOC application at City Tower (ref: CDN/23/0143) briefly with me earlier.

I have now spoken to the contractor and they have suggested a meeting on site on Monday 27th March at 12pm to view samples of the shopfront specification. To clarify, the material samples available for viewing will include:

- Stainless steel cladding items, i.e. tracking, flashing.
- Stainless steel door fixings / door closers.
- Louvres of adjacent unit in-situ.
- Softened glass of adjacent unit in-situ.

The louvres and glazing are to be ordered following approval, therefore the adjacent unit will be used as a like-for-like example.

I trust this is acceptable, and please could you confirm if you are able to attend at this time on Monday 27th?

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



From: Hughes, Laura @ Manchester

Sent: 15 March 2023 16:20

To: maximillian.gibson@manchester.gov.uk

Subject: City Tower - DOC Application CDN/23/0143

Hi Max,

Hope you're well.

I submitted a discharge of conditions application at the start of March to support a Change of Use application at 39-41 City Tower (ref: CDN/23/0143), which has recently been validated, and I believe you are the case officer assigned to the application?

I wanted to get in touch to discuss some details of the application, as hopefully I can provide some additional background which should assist with your decision making and help to get this application off your desk.

The condition refers to material specifications for the new shopfronts, which I have included in the application. However I just wanted to flag that this shopfront alteration is also due to be completed in the same materials and by the same contractor as another recently approved shopfront application at City Tower (ref: 134970/FO/2022). This application was approved in Nov 22 without any additional materials conditions

attached, and so hopefully this means that the materials associated with the DOC application are considered acceptable by MCC, allowing the condition to be discharged quickly.

I can give you a quick call this week to discuss, but do let me know if you have any initial queries.

Thanks,

Laura Hughes | Assistant Planner

CBRE Limited | Planning & Development

10th Floor, One St Peters Square, Manchester, M2 3DE

DDI 0161 238 7311 | T 0161 455 7666 | Internal Extension 37311 | M 07919 978 610

laura.hughes@cbre.com | <http://www.cbre.com>

Please consider the environment before printing this email.



CBRE Limited, Registered Office: Henrietta House, Henrietta Place, London, W1G 0NB, registered in England and Wales No. 3536032. Regulated by the RICS.

This communication is from CBRE Limited or one of its associated/subsidiary companies.

This communication contains information which is confidential and may be privileged. If you are not the intended recipient, please contact the sender immediately.

Any use of its contents is strictly prohibited and you must not copy, send or disclose it, or rely on its contents in any way whatsoever.

Reasonable care has been taken to ensure that this communication (and any attachments or hyperlinks contained within it) is free from computer viruses.

No responsibility is accepted by CBRE Limited or its associated/subsidiary companies and the recipient should carry out any appropriate virus checks.

Details about the personal data CBRE collects and why, as well as your data privacy rights under applicable law, are available at **[CBRE – Privacy Policy](#)**.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are

addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
