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1st March 2023

Submitted via the Planning Portal PP-11978850

Dear Sir / Madam,

39-41 PICCADILLY PLAZA

Please find enclosed a Discharge of Conditions Application submitted to Manchester City Council (MCC) by CBRE Limited, on behalf of City Tower Unit Trust. Approval is sought for details reserved by Condition 3 Materials, associated with 39-41 Piccadilly Plaza, Manchester.

BACKGROUND

Planning permission was secured on the 23rd September 2020 (127189/FO/2020) for the change of use from sui generis (casino) to a flexible use comprising Use Class A1 (Shops); A2 (Financial and Professional Services); and A3 (Restaurants and Cafes), including the associated internal subdivision, installation of new shopfronts and associated works.

APPLICATION DETAILS

This planning application is to approve details reserved by Condition 3 associated with planning permission 127189/FO/2020.

Condition 3 (Materials)

'Notwithstanding the approved plans and documents as specified in condition 2, prior to the commencement of the development, a programme for the issue of samples and specifications of all material to be used on the external elevations of the building, specifically relating to the new shopfronts, shall be submitted to and approved in writing by the City Council as local planning authority. Final detailed design, jointing and fixing (cross sections) and a strategy for quality control management shall be provided with the programme. The development shall be carried out full in accordance with the approved programme and details thereafter.'

APPLICATION SUBMISSION

This application comprises the following:

- Planning application form, notices, and certificates; and
- This Covering Letter (CBRE).

A full schedule of submitted drawings is appended to this Covering Letter for ease of reference (Appendix 1).

I trust that the information submitted with this application is appropriate and that the condition can be subsequently discharged. However, if there are any immediate queries, please do not hesitate to contact me using the details provided.

Yours sincerely,

LAURA HUGHES
ASSISTANT PLANNER – PLANNING & DEVELOPMENT

APPENDIX 1

Planning Application - Drawings Schedule

This application is accompanied by the following drawings:

REF	TITLE
1472-271 Rev B	Units 39-41 Proposed North Elevation
1472-100 Rev T1	Proposed Plan & Front Elevation (Unit 3 Shopfront)
1472-101E Rev B	North Elevation (Units 1-2 Shopfront)
IKL502	Louvre Specification
System 20 Brochure	Automatic Door Specification
Glass Failure Brochure	Toughened Glass Specification