



Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Sir/ Madam

8803 |Ancoats Dispensary
30/03/2023

Buttress

41 Bengal St.
Manchester
M4 6AF
T 0161 236 3303
F 0161 236 3603
W www.buttress.net

Re: Planning Consent for the creation of 39 residential apartments (Use Class C3a) within retained and refurbished facades of the former Ancoats Dispensary Building facilitated by partial demolition works and the erection of a ground plus 5 storey extension, re-instatement of the central tower, removal of the entrance steps and lowering of the ground floor together with associated external cycle and bin store, boundary treatment and other associated works. REF: 130356/FO/2021

With reference to the above, please find enclosed the following information and in support of the discharge and approval of conditions **7b, 19 & 25** for the above related Planning Consent. Note – due to file size – all documents and drawing will be sent via a separate link.

Condition 7b – Completion/ Verification Report for Site Remediation

With reference to this condition, please find attached the following supporting information/ documents:

- Remediation & Enabling Works Validation Report (Reference 14-274-R2) prepared by E3P in August 2022

Condition 19 – External Lighting Scheme Design

With reference to this condition, please find attached the following supporting information/ documents:

- 21005-WLG-XX-00-DR-E-6301-Lighting Layout - Level 00_ REV P06

Condition 25 – Bird & Bat Boxes

With reference to this condition, please find attached the following supporting information/ documents:

- 210005-BA-XX-XX-DR-A-05001_Proposed GA Elevations Sheet 1 of 2_Rev C06

The team and contractor acknowledge the requirements for compliance of conditions and the works will be carried out accordingly.

We trust the attached/ enclosed information is satisfactory and we look forward to hearing a response from you in due course for the contractor to commence on site.

Yours Faithfully

A handwritten signature in dark ink, consisting of a series of fluid, connected strokes that form a stylized, somewhat abstract representation of the name Paul Nelson.

Paul Nelson | Senior Architect
for **Buttress**

cc. Chris Keating – Eric Wright Construction

Chris McManus – Great Places Housing Group