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Our Ref: 04B903525/NL/LS

Your Ref: PP-11928415

10 February 2023

Jennifer Atkinson
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

**Land Bounded By John Dalton Street, Ridgefield, Bow Street And South King Street
Manchester: Discharge of Conditions 3 on Planning Permission Reference: 130553/FO/2021**

On behalf of our client The Island Site (General Partner) Limited, please find enclosed an application to discharge Condition 3, pursuant to application 130553/FO/2021 relating to Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester ('the site').

Planning permission (LPA ref: 130553/FO/2021) was granted on 27th September 2021 for the following development:

"Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and rooftop amenity space, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works."

This discharge of condition application relates to Condition 3.

Condition 3 is worded as follows:

"Prior to the commencement of the any above ground works associated with the development, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, details of ventilation/air bricks, and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy."

The following information has been prepared as part of this application to address Condition 3:

- Visual Mock Up (VMU) Mark Up, prepared by Cartwright Pickard;
- Schedule of External Elevation Materials;
- Acorn Quality Test & Inspection Plan;
- Detailed Drawing Example;
- Letter from Cladder; and
- Visual Mock Up Unit (not submitted but presented on site).

In addition, a site visit has been arranged for the 17th February 2023 between the case officer, project team and applicant to discuss the materials on site and seek approval of the visual mock up (VMU) unit.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-11928415). The planning application fee of £148.20 (inclusive of the Planning Portal's administrative charge) has been paid directly to the Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Smith'. The signature is written in a cursive, flowing style.

Larna Smith
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For and on behalf of Avison Young (UK) Limited