

25 August 2022

Delivered by email

Anthony Mitchell
Planning and Building Control
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
Manchester
M2 5HD

Ref: GARM3004

Dear Tony

**DISCHARGE OF PLANNING CONDITION 20 (BUILDING SIGNAGE) PURSUANT TO PLANNING APPROVAL
125799/FO/2019 | MANCHESTER METROPOLITAN UNIVERSITY, SCIENCE AND ENGINEERING PROJECT: PHASE 1 –
JOHN DALTON WEST / JOHN DALTON TOWER, CHESTER STREET, MANCHESTER**

On behalf of Manchester Metropolitan University, I am pleased to enclose an application to discharge Condition 20 pursuant to the above referenced planning permission for a new Science and Engineering (S&E) Building (currently under construction) within the University campus. The approved development comprises the first phase of the University's Science and Engineering project, which will transform the John Dalton building complex over the next few years.

The application has been submitted by email, and comprises electronic copies of the following documents:

- Completed application forms
- This covering letter
- Proposed North Elevation, prepared by BDP [drawing ref. 1338B-BDP-XX-XX-DR-A-201112_P06]
- Proposed East Elevation, prepared by BDP [drawing ref. 1338B-BDP-XX-XX-DR-A-201122_P03]
- Proposed South Elevation, prepared by BDP [drawing ref. 1338B-BDP-XX-XX-DR-A-201131_P06]
- Proposed West Elevation, prepared by BDP [drawing ref. 1338B-BDP-XX-XX-DR-A-201140_P06]
- Location Plan of Monolith Directional Signage, prepared by Place Marque [drawing ref. PM0004_SE_SIGNAGE_R5]
- Detailed Signage of Fascia ST21a, prepared by Place Marque [drawing ref. SGN-101]
- Detailed Signage of Fascia ST21b, prepared by Place Marque [drawing ref. SGN-102]

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

- Detailed Signage of Fascia ST20a, prepared by Place Marque [drawing ref. SGN-111]
- Detailed Signage of Fascia ST20b, prepared by Place Marque [drawing ref. SGN-112]
- Detailed Signage of Fascia ST19, prepared by Place Marque [drawing ref. SGN-113R2]
- Detailed Signage of Fascia ST18, prepared by Place Marque [drawing ref. SGN-121]
- Detailed Signage of Fascia ST16, prepared by Place Marque [drawing ref. SGN-131]
- Detailed Signage of Fascia ST17, prepared by Place Marque [drawing ref. SGN-151]
- Detailed Signage of Monoliths ST13, prepared by Place Marque [drawing ref. SGN-200]
- Detailed Signage of Monoliths ST14, prepared by Place Marque [drawing ref. SGN-201]
- Detailed Signage of Fascia ST15, prepared by Place Marque [drawing ref. SGN-202]

The requisite application fee of £116 has been paid directly to the Council by the University by BACS payment.

Background

As you are aware, full planning permission for a new Science and Engineering building on the site currently occupied by the John Dalton West building was granted by MCC in March 2020 (LPA ref. 125799/FO/2019). The new building extends to 7 storeys and will provide improved teaching spaces, study areas and catering facilities, and will physically connect to the John Dalton Tower in order to facilitate closer working practices between the functions contained within that building and those proposed to be placed within the new building. The building will allow the Faculty of Science and Engineering to build upon world-class research in a variety of fields, grow international student numbers and increase its Research and Knowledge Exchange activity and income.

Additionally, full planning permission for external alterations to the John Dalton Central building comprising a new facade to the North and East elevations, infilling of two small areas to create new internal teaching space including laboratories and a new internal fire escape staircase, demolition of the 'glazed link' between the John Dalton East and John Dalton Central buildings and the John Dalton East plant room and associated works, was granted on 14 January 2021 (LPA reg. 128181/FO/2020). This seeks to enable the enhancement of the external appearance of the John Dalton Central building in order to reflect the high-quality design of the new Science and Engineering building.

Demolition of the existing John Dalton West Building and its associated structures was completed in March/ April 2021 and construction of the new S&E building is currently anticipated to be complete during 2023. The University has appointed Bowmer & Kirkland Ltd (B&K) as main contractor for the project. Once completed, the new S&E building will be known as the John Dalton Building.

Condition 20: Building Signage

Condition 20 states:

"Before first occupation of the development hereby approved a signage strategy for the scheme shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details."

The enclosed drawings set out details of the proposed signage, including details of the dimensions, materials, fixings, graphics, illumination levels and colours of each signage. The proposed fascia signs and monolith directional signage are in line with the provisions of the advertisement regulations, saved UDP Policy DC15 and the National Planning Policy Framework.

A separate application for advertisement consent relating to the proposed signage has been submitted concurrently with this application to discharge Condition 20.

Conclusion

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Condition 20 (Building Signage) pursuant to planning permission 125799/FO/2019. However, please do not hesitate to contact me or my colleague Tom Lord (thomas.lord@turley.co.uk) if you have any queries.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'RBoston', written in a cursive style.

Rebecca Boston
Assistant Planner

rebecca.boston@turley.co.uk