

Our Ref: 04C000367
Your Ref: PP-11461458

8 August 2022

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir or Madam

Application to discharge Condition 4 b of planning permission reference: FO/2020 at Cavendish House, Chapel Walks, M2 1HN

I am writing to you on behalf of my client, Investream Limited ('the Applicant'), who is seeking to discharge condition 4a) of planning permission reference 126422/FO/2020 in relation to Cavendish House, Chapel Walks, M2 1HN.

Planning permission was granted by Manchester City Council on 23rd October 2020 under application reference 126422/FO/2020 for the following development:

"Refurbishment and extension of existing office building to include elevational alterations and new two storey roof extension to provide additional office accommodation (Use Class B1) and external roof terrace with associated stair cores, change of use of existing restaurant (Use Class A3) at ground floor level to provide commercial floorspace (Use Classes A1, A3 and B1) and at first floor level to provide office accommodation (Use Class B1) (associated listed building consent application reference 126423/LO/2020)"

Condition 4b

Condition 4b of application reference 126422/FO/2020 states:

"All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme, as agreed in the above part a of this condition, and the development shall be fully implemented in accordance with the approved materials or details thereafter."

Supporting Information

To support this application to discharge condition 4b of application reference 126422/FO/2020, the following information has been submitted via the Planning Portal:

General Arrangements

- Lower Ground Floor Plan (1848(20)20LG_REVA);
- Ground Floor Plan (1848(20)200_REVE);

- First Floor Plan (1848(20)201_REVA);
- Second Floor Plan (1848(20)202_REVA); and,
- Third Floor Plan (1848(20)203_REVA).

Partitions

- Lower Ground Floor Partition Layout (1848(22)20LG)
- Ground Floor Partition Layout (1848(22)200_REVB);
- First Floor Partition Layout (1848(22)201);
- Second Floor Partition Layout (1848(22)202);
- Third Floor Partition Layout (1848(22)203);
- Partition Details (1848(22)400); and,
- Typical Upper Floor Section (1848(22)401).

Fire Strategy

- Lower Ground Floor Fire Plan (1848(29)20LG);
- Ground Floor Fire Plan (1848(29)200_REVA);
- First Floor Fire Plan (1848(29)201);
- Second Floor Fire Plan (1848(29)202); and,
- Third Floor Fire Plan (1848(29)203_REVA).

Doors

- Lower Ground Floor Door Location Plan (1848(32)20LG);
- Ground Floor Door Location Plan (1848(32)200);
- First Floor Door Location Plan (1848(32)201);
- Second Floor Door Location Plan (1848(32)202);
- Third Floor Door Location Plan (1848(32)203);
- Typical Door Elevations (1848(32)400); and,
- Door Schedule (1848(32)500).

Ceilings

- Lower Ground Floor RCP (1848(35)20LG);
- Ground Floor RCP (1848(35)200);
- First Floor RCP (1848(35)201);
- Second Floor RCP (1848(35)202); and,
- Third Floor RCP (1848(35)203).

Finishes

- Finishes Schedule (1848(40)500).

Wall Finishes

- Lower Ground Floor Wall Finished Plan (1848(42)20LG);
- Ground Floor Wall Finishes Plan (1848(42)200);
- First Floor Wall Finishes Plan (1848(42)201);
- Second Floor Wall Finishes Plan (1848(42)202);
- Third Floor Wall Finishes Plan (1848(42)203).

Floor Finishes

- Lower Ground Floor Floor Finishes Plan (1848(43)20LG);
- Ground Floor Floor Finishes Plan (1848(43)200);
- First Floor Floor Finishes Plan (1848(43)201);
- Second Floor Floor Finishes Plan (1848(43)202);
- Third Floor Floor Finishes Plan (1848(43)203).

Sanitary

- Typical WC Elevations (1848(74)300); and,
- Sanitary Schedule Levels 103 (1848(74)500).

Mood board

- Materials Mood Board.

Fee

The planning application fee of £148.20 (inclusive of the Planning Portal's administrative charge) has been paid by BACS directly to the Planning Portal.

I trust the above is sufficient to discharge Condition 4b of planning permission reference 126422/FO/2020. If you have any queries, please contact me.

Yours faithfully



Emily Davies
Associate Director
+44 (0)161 956 4053
emily.j.davies@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

