Broadgrove
PLANNING & DEVELOPMENT LTD

REGENT HOUSE
HEATON LANE
STOCKPORT SK4 1BS

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

Submitted via the Planning Portal only

25 March 2026

Dear Sir/Madam,

Application for Discharge of Conditions (Planning Portal Reference: PP-14517780)
Site: 40 Peter Street, Manchester M2 5GP

Introduction
We write on behalf of our client, Hurstwood Properties Ltd, regarding the above site. Planning was granted on 18.06.25 under application reference 142373/FO/2025, for the following description of development:

'*Creation of roof terrace, including extension of plant room, glass protective balustrade and other associated works to facilitate the use.'*

This submission outlines the information enclosed to discharge several conditions.

Conditions and Detail Submitted

Condition 3
This states the following:

'Notwithstanding the details submitted with the application, prior to the commencement of development excluding demolition works, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a) *Hand sized samples and specifications of all materials to be used on all external elevations and any component panels on the new extension, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, and strategy for quality control management.*
b) *Scaled drawings with large scale jointing and fixing details and partial elevations.*

The approved materials shall be implemented as part of the development and thereafter retained and maintained.'

Samples of materials can be provided if required.

Condition 5
This states the following:

'Notwithstanding the approved drawings and documents within Condition 2 of this decision, full and final details of the design of the rooftop plant screen including materials, jointing, fixings and the pattern of perforation shall be submitted to and agreed in writing by the City Council as local planning authority prior to any works to install this feature within the site. The screen shall then be installed and maintained fully and only in accordance with the approved details.'

Condition 6
This states the following:

'Notwithstanding the approved drawings and documents within Condition 2 of this decision, full and final details of the design of the rooftop access gate including the materials and design shall be submitted to and agreed in writing by the City Council as local planning authority prior to any works to install this feature within the site. The gate shall then be installed prior to the first use of the roof terrace and maintained fully and only in accordance with the approved details.'

Condition 8
This states the following:

'Prior to the commencement of any works to the existing roof excluding demolition works, details of the location and design of a bird box to be installed on the rooftop to create potential opportunities to enhance and create new biodiversity within the development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The bird box shall be installed prior to the first use of the development hereby approved.'

To address all conditions, the following information is submitted:

- 11189-PC-E01 Proposed Elev_Peter St_PC1
- 11189-PC-E02 Proposed Elev_Watson St_PC1
- 11189-PC-E03 Proposed Elev_Windmill St_PC1
- 11189-PC-E06 (1.10 Elev_Sections)_PC1
- 11189-PC-S01 Proposed Section AA_PC1
- 11189-PC-S02 Proposed Section BB_PC1
- 11189-PC-S03 Proposed Section CC_PC1
- 11189-PC-S04 Proposed Section DD_PC1
- 11189-PC-P01 Proposed Terrace Plan_PC1
- 11189-PC-P02 Birdbox Location Plan_PC1
- IB MU 07 House sparrow built-in bricks nest box | Vivara Pro
- VMZINC Gen Tech Recs March2024
- VMZINC Standing Seam Installation (Extract)

Summary
We trust that the enclosed information is sufficient to enable the Council to validate and positively determine the application, but should you require any further information, then do not hesitate to contact me.

Yours sincerely,



Laura Hallam
Planning Consultant



Encl: as referenced.