

**TMV Architects**

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20/01/2026

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

Reference Number:
139605/FO/2024

Proposal:
Erection of two single storey
buildings together with demoli-
tion of existing building

Site address:
New Islington Marina, Old Mill
Street, Manchester, M4 6EA

I refer to the above and your decision notice dated 23/07/2024 regarding the notice of approval with conditions. The existing ancillary building has recently been destroyed/decimated by a fire and therefore there is now an urgent need to get these conditions discharged and a new building built. Following a recent planning condition application we have discharged all conditions apart from one, that being condition number 4.

Please find our responses below in **bold**:

4) Notwithstanding the details as set out in condition 2 above before any of the following works commence final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A. Section drawing of new windows

B. Section drawing to show fixtures of windows and doors

C. Physical samples of all materials to be used on all external elevations of the development. The development shall be fully implemented in accordance with the approved details, which will be maintained in situ thereafter.

Please see attached materials condition document which covers all of the above points.

The physical sample of the brick was previously sent to Sam Elliott and we don't believe its practical to send any other sample. Please instead refer to data sheets and pictures within the document.

I trust this clarifies the outstanding condition.

We look forward to hearing from you.

Thomas Mann
Director

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