

DISCHARGE OF CONDITION 16

Planning Ref: 142143/FO/2025

Site: The Shamrock, Ancoats

Author: JDA

Date: Sept 2025

CONDITION 16: The boundary treatment shall be carried out in accordance with drawing 2021 227 C received by the City Council, as Local Planning Authority, on the 22 May 2025. Prior to the commencement of works associated with the boundary treatment details of the materials (brick, timber and metal works) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first use of the single storey extension hereby approved.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

MATERIAL A – BRICK & MORTAR

SPECIFICATION OF BRICK:

Michelmersh

73mm Clayburn Civic

Laid in a Stretcher / Running Bond with all bricks laid lengthwise and each course offset by half a brick.



Figure 1: Supplier Sample

SAMPLE PANEL ON SITE:



Figure 2: On site brick sample 19.09.26



Figure 3: Close up brick 19.09.26

SPECIFICATION OF MORTAR:

Extra Dark Black Grey PM98 Coloured Mortar from Marshalls.
Installed with a Concave mortar joint between brick courses.



Figure 4: Mortar Sample PM98

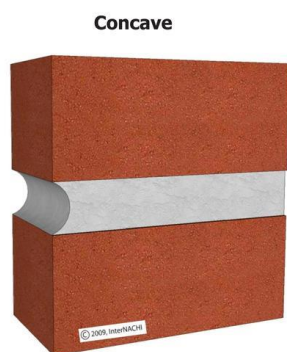


Figure 5: Mortar Profile



Figure 6: Digital Colour Swatch of Mortar from Marshalls

SAMPLE PANEL ON SITE:



Figure 7: Mortar in situ with brick 19.09.26

MATERIAL B – BRICK WALL COPING STONES

SPECIFICATION OF TWICE WEATHERED COPING STONE:

Twice weathered, coping stones in the style below. Colour as Material C Sample.

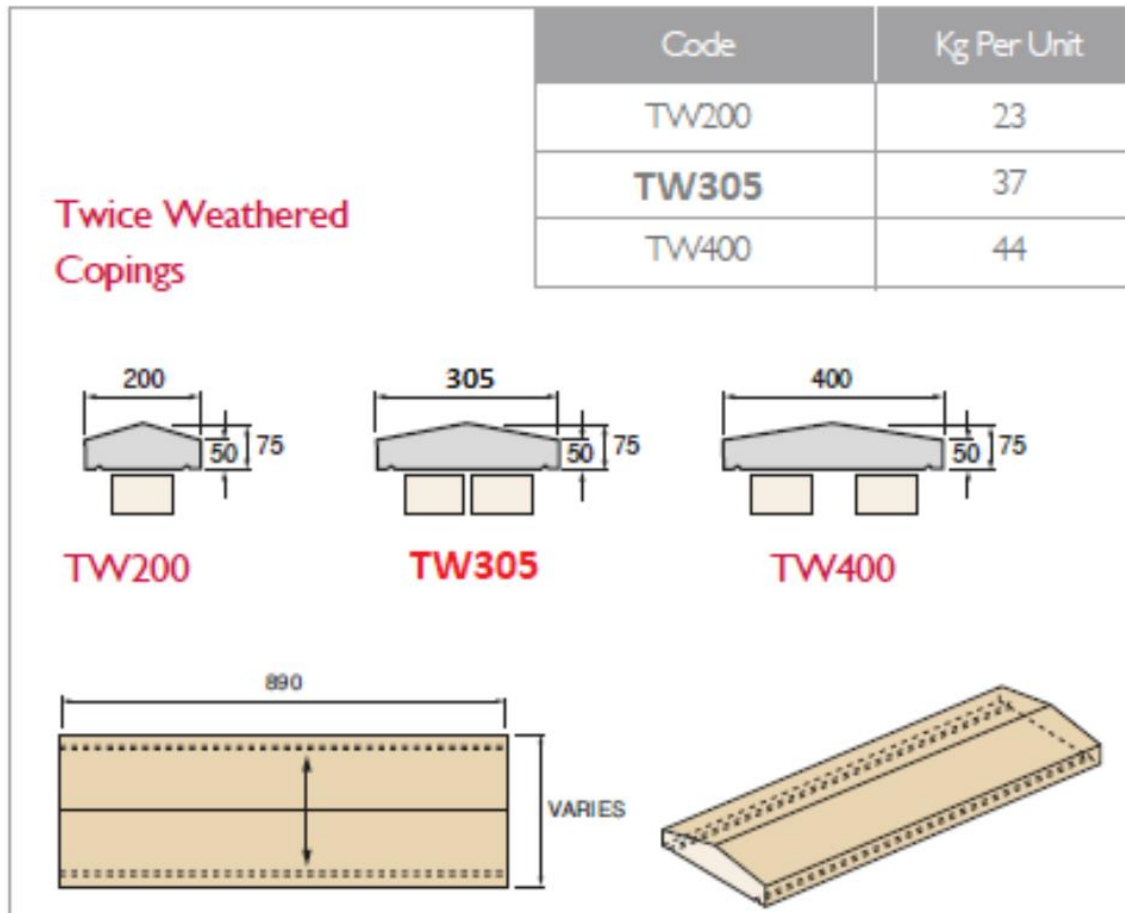


Figure 8: CD Stone documentation for Coping Stones

MATERIAL C – BRICK PIER CAPPINGS

SPECIFICATION OF STONE PIER CAPPING:

CD Stone, Apex pier capping in colour Buff



Figure 9: Pier Capping on site and CD Stone colour swatch

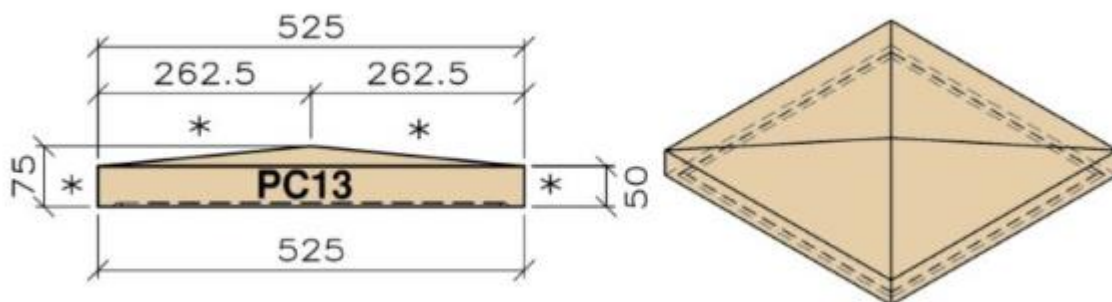


Figure 10: CD Stone Pier Capping Drawing

MATERIAL D – BOUNDARY WALL RAILINGS

SPECIFICATION OF RAILINGS:

Black powder coated galvanised steel railings as approved image below

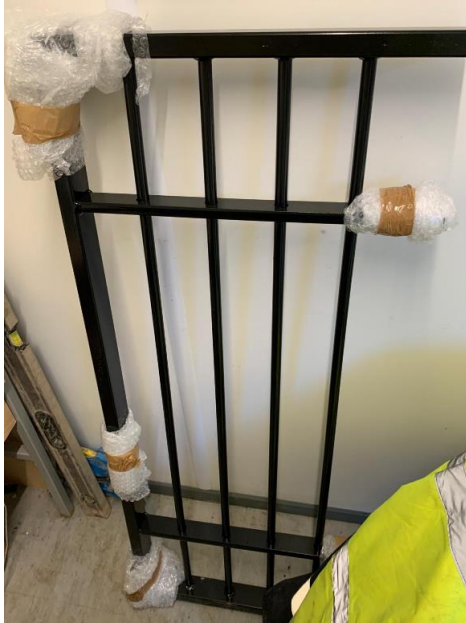


Figure 11: Railing sample on site



Figure 12: Railing sample on site

STRATEGY FOR QUALITY CONTROL

GENERAL QUALITY CONTROL OF MATERIALS ON SITE

- All materials inspected upon arrival for the following:
 - Quantity ordered vs delivery note quantity and physical quantity
 - Correct product and specification received
 - Damage, warping and moisture exposure
 - Any issues to be recorded with photos and reported to the manufacturers to rectify
- Storage for all items to be as per manufacturers guidelines
- When in storage materials to be protected from the following:
 - Moisture
 - UV Exposure
 - Contamination
 - Impact Damage

MATERIAL SPECIFIC QUALITY CONTROL

MATERIAL A – BRICK

- Verify brick type, colour batch, and strength class
- All bricks to be sourced from 1 No. batch number
- Any bricks found sub standard to be returned and replaced
- Check for frost damage or chipped arises
- Sample panel/setting-out approved before full works
- Ensure correct cavity ties, DPCs, and weep vents installed

MATERIAL A – MORTAR

- Confirm mix design matches specification (strength & colour)
- Use gauged mixes or factory batched where specified
- Monitor water addition on site
- Discard mortar outside working time

MATERIAL B – BRICK WALL COPING STONES

Material Quality

- Natural stone to be consistent in colour, texture, and grain
- Free from cracks, laminations, or structural defects
- Bed faces square and true

Dimensional Accuracy

- Units to be uniform in thickness and width
- Arises clean and sharp
- Weathered slopes formed accurately to shed water

Installation Control

- Laid on full mortar bed (no spot bedding)
- Mortar joints even and consistent
- Falls formed away from wall faces
- Drips provided to prevent staining of masonry

Finish

- Visible faces free from tool damage or staining
- Mortar smears removed immediately
- No chipped edges or corner damage on completion

MATERIAL C – BRICK PIER CAPPING STONES

Material Quality

- Stone to match coping stones in tone and finish
- Free from fissures or inclusions

Profile & Shape

- Pyramid profile accurately formed with crisp apex
- Symmetrical faces and even slopes
- Drip grooves formed beneath overhang

Installation Control

- Set centrally on pier
- Fully bedded on mortar
- Joints flush and neatly pointed
- Correct overhang to throw water clear of pier face

Protection

- Covered after installation to prevent staining during works

MATERIAL D – BOUNDARY WALL RAILINGS

Fabrication Quality

- Welds smooth, continuous, and ground flush
- No sharp edges or burrs
- Sections straight and true

Galvanising

- Hot-dip galvanised after fabrication
- Complete coverage with no bare patches
- Surface free of drips, spikes, or roughness

Powder Coating

- Factory-applied coating to approved colour

- Even coverage with no pinholes, runs, or thin areas
- Edges and welds fully coated

Installation Control

- Posts installed plumb and aligned
- Consistent spacing between bars
- Fixings stainless steel or non-ferrous
- Fixings positioned in mortar joints where possible

Protection

- Wrapped or protected on site to prevent scratches
- Any damage to coating repaired using approved system