

# DISCHARGE OF CONDITION 6

Planning Ref: 142143/FO/2025

Site: The Shamrock, Ancoats

Author: JDA

Date: Sept 2025

**CONDITION 6:** Prior to the commencement of works associated with the erection of the new extension, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority (this shall include windows specification). The submission shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, means of ventilation and a strategy for quality control management. The approved materials shall then be implemented as part of the development.

## **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

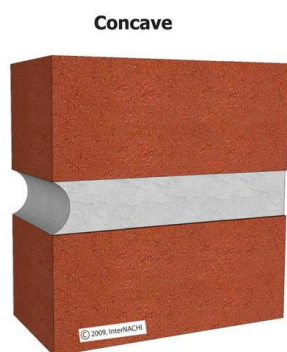


Figure 5: Mortar Profile



*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 – RAINWATER GOODS**

### SPECIFICATION OF GUTTERING:

Sentinel Vintage Ogee Snap Fit Gutters 125 x 100mm. (See separate specification sheet for additional information).



*Figure 8: Guttering Profile from Sentinel*



*Figure 9: RAL Colour for powder coating*



*Figure 10: Sample on site with brick sample*

#### SPECIFICATION OF DOWN PIPES:

Colonnade Aluminium Rainwater Pipes, round 101mm DIA.



*Figure 11: Colonnade Aluminium Rainwater Pipes*



*Figure 12: RAL colour for powder coating*

## **MATERIAL C – ALLUMINIUM WINDOW & DOOR FRAMES**

### SPECIFICATION OF WINDOW & DOOR FRAMES:

Powder coated aluminium frames in RAL 9017 Traffic Black



*Figure 13: Window sample on site 19.09.26*



*Figure 14: Window on site with brickwork and Guttering 19.09.26*

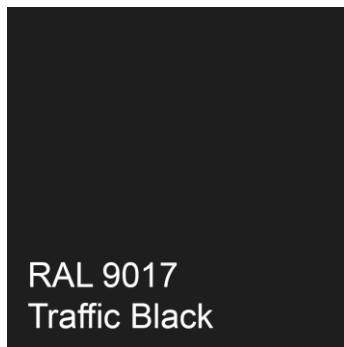


*Figure 15: RAL for powder coating*

## **MATERIAL D – FASCIA BOARDING**

### **SPECIFICATION OF FASCIA:**

150mm x 29mm softwood clad with black powder coated aluminium including 150mm top capping over roof finish surface.



*Figure 16: Indicative image of build up formed by contractor*



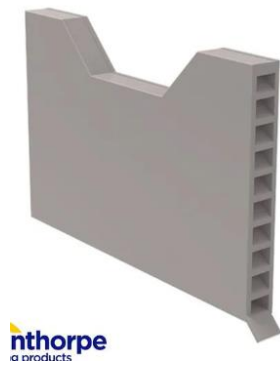
*Figure 17: RAL colour for aluminium fascia*

## **MATERIAL E – WEEP VENTS FOR BRICK WORK**

SPECIFICATION OF DRIPS:

Manthorpe G950 Weep Vent in Grey

To be installed vertically between bricks throughout extension



**nthorpe**  
a products

Figure 18: Manthorpe Weep Vents

## **MATERIAL F – ROOF COVERING**

SPECIFICATION OF ROOFING MATERIAL:

Polyroof 185C Roofing System

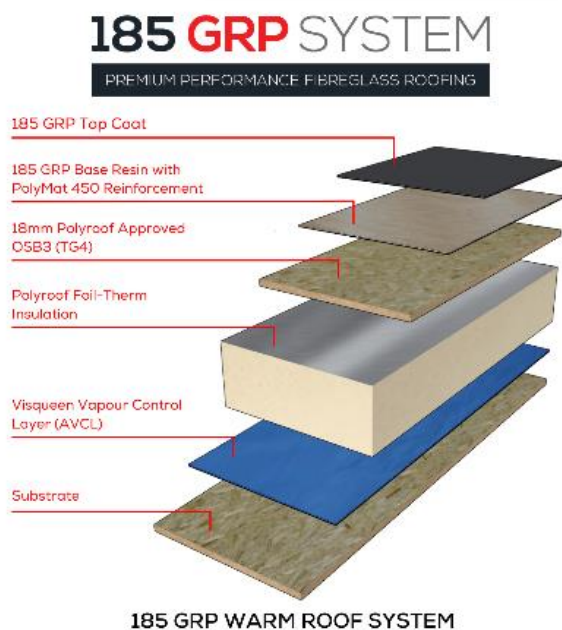


Figure 19: Manufacturer Diagram for roofing system



*Figure 20: Flat Roofing system*

## **MATERIAL G – ROOF LANTERN**

### SPECIFICATION OF ROOF LANTERNS:

From Saris Extensions:

2500x600mm Skylights tripple glazed 77.04 Kg each with a Uv 0.9



*Figure 21: Installed unit image for reference*

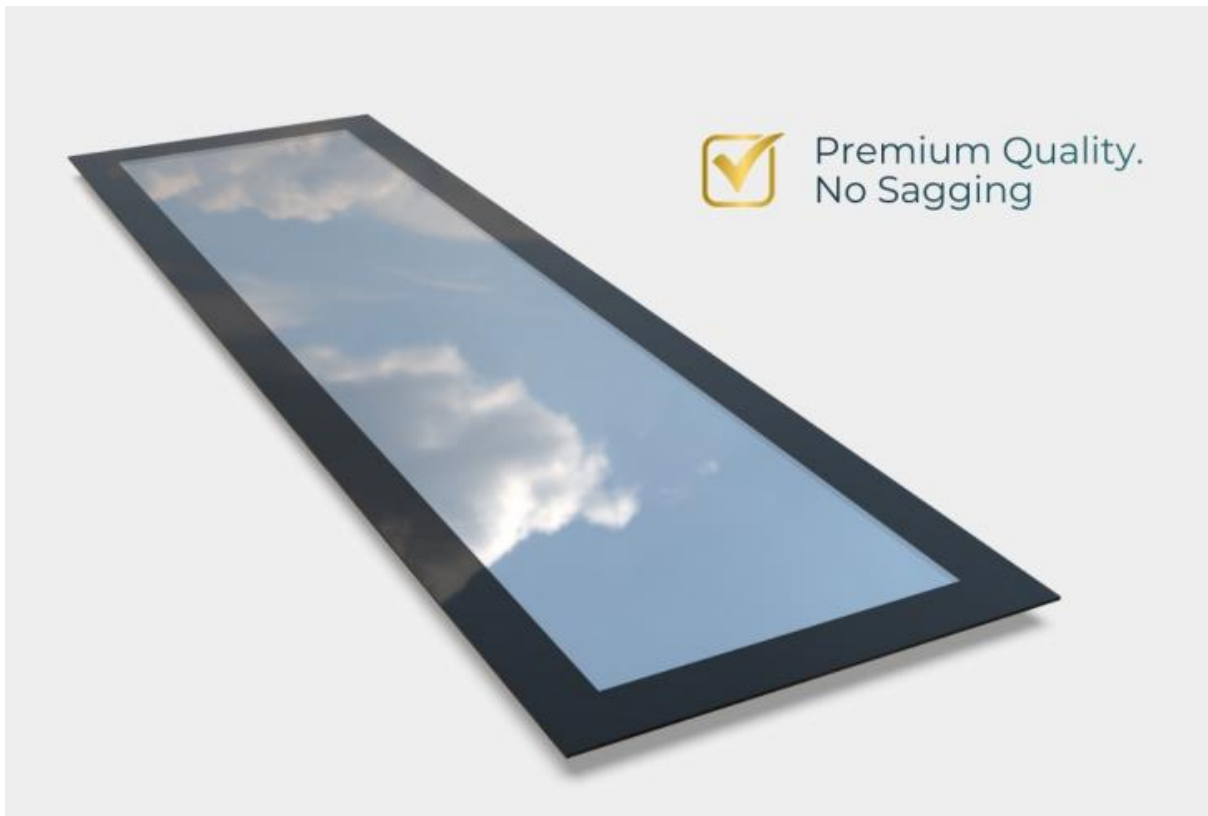


Figure 22: Manufacturers image

# 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 – RAINWATER GOODS**

- Check all coating finished and reject any coating breaches exposing raw material
- Ensure colour consistency through all lengths of Aluminium sections
- Inspect for the following on delivery
  - Dents / distortion / twisting of profiles
  - Coating damage / scratches
  - Missing brackets, unions, stop ends or outlets.

### **MATERIAL C – ALLUMINIUM WINDOW & DOOR FRAMES**

- Check U-values, glazing spec, and frame finish on delivery against specification
- Inspect for transport damage (frames, powder coating)
- Verify dimensions before installation, both of openings and frames
- Ensure:
  - Correct packers used
  - Frames level/plumb
  - Perimeter sealing + air tightness tapes installed
- Functional test to be undertaken following installation: open/close, locks, drainage paths

### **MATERIAL D – FASCIA BOARDING**

- Confirm material type upon delivery
- Check straightness and surface finish is flawless through all lengths
- Use manufacturer's sealing joints and fixings
- Ensure correct fixing centres and ventilation provision
- Seal joints and terminations properly

## **MATERIAL F – ROOFING FINISH**

### **1. Scope of Works**

The works comprise the installation and finishing of the flat roofing system in accordance with the approved drawings, specification, manufacturer's guidelines, and relevant British Standards.

---

### **2. Materials**

All materials used were:

- Supplied by approved manufacturers
- Delivered in original packaging and stored in accordance with manufacturer recommendations
- Checked for damage, batch numbers, and compliance prior to installation
- Installed within shelf-life limitations

Manufacturer warranty documentation has been retained and will be issued as part of the handover package.

---

### **3. Substrate Preparation**

- Roof deck inspected for structural integrity, falls, and moisture content
- Surface confirmed clean, dry, and free from debris or contaminants
- All insulation boards securely fixed in accordance with specification
- Vapour control layer installed and sealed correctly at laps and penetrations

- All upstands, penetrations, and edge details checked prior to membrane application
- 

#### **4. Installation Quality Checks**

During installation, the following checks were carried out:

- Membrane alignment and correct overlap widths
- Weld integrity tested (where applicable)
- No creases, fish mouths, blisters, or voids present
- All upstands dressed and terminated in accordance with manufacturer details
- Edge trims, outlets, and penetrations securely sealed
- Falls verified to ensure adequate drainage
- No ponding observed following installation

All works were carried out by trained and competent operatives approved by the system manufacturer (where required).

---

#### **5. Final Inspection**

A final inspection was conducted upon completion to confirm:

- The roof finish is uniform and free from visible defects
- All detailing to parapets, outlets, skylights, and penetrations is complete
- All protective layers (if applicable) are correctly installed
- Site debris removed and roof area left clean

Any identified defects were rectified prior to practical completion.

---

## **6. Compliance**

The flat roofing installation complies with:

- Project specification
- Manufacturer installation guidelines
- Relevant British Standards (e.g., BS 6229 – Flat roofs with continuously supported coverings)
- Building Regulations requirements

## **MATERIAL G – SKYLIGHTS**

### **1. Scope of Works**

The works comprised the supply and installation of skylights to the flat roof structure in accordance with approved drawings, structural engineer details (where applicable), manufacturer specifications, and relevant Building Regulations.

---

### **2. Materials & Delivery Inspection**

All skylights and associated materials were:

- Supplied by approved manufacturers
- Delivered in original packaging and inspected for damage upon arrival
- Verified against specification (size, glazing specification, U-value, finish)
- Stored in accordance with manufacturer recommendations prior to installation

Glass units were checked for scratches, cracks, seal defects, and correct specification before installation.

---

### **3. Structural & Opening Preparation**

Prior to installation:

- Structural openings were checked against approved drawings
- Dimensions verified to ensure correct fit and tolerance
- Structural upstands constructed to required height (minimum 150mm above finished roof level unless otherwise specified)
- Upstands checked for square, level, and plumb
- Falls confirmed to ensure adequate drainage away from skylight

Any discrepancies were addressed prior to installation.

---

### **4. Installation Quality Control**

During installation, the following checks were undertaken:

- Skylight positioned and aligned correctly
- Manufacturer fixing method followed precisely
- Correct fixings used and secured to structural substrate
- All flashings and weathering details installed in accordance with manufacturer guidance
- Compatible sealants used where specified
- Roofing membrane correctly dressed and sealed to upstand
- No compression distortion to frame
- Thermal breaks maintained

Where opening units were installed:

- Operation tested for smooth function

- Hinges and mechanisms inspected
  - Locking systems tested
- 

## **5. Weatherproofing & Insulation**

- All perimeter seals inspected for continuity
- No gaps, voids, or exposed fixings present
- Insulation around upstands installed to prevent thermal bridging
- Vapour control layer correctly sealed to upstand

Water-tightness visually confirmed upon completion.

---

## **6. Glazing & Finishing**

- Glazing free from scratches, chips, or defects
  - Protective films removed at appropriate stage
  - Internal finishes made good around opening
  - Units cleaned and left free from debris
- 

## **7. Compliance**

The installation complies with:

- Approved project drawings
- Manufacturer installation instructions
- Building Regulations (including Part L – Conservation of Fuel & Power and Part K – Protection from Falling, where applicable)
- Relevant British Standards

---

## **8. Final Inspection & Handover**

A final inspection confirmed:

- Units securely fixed
- Fully weather-tight installation
- Proper drainage provision
- Clean and defect-free finish

The following documentation will be provided:

- Manufacturer warranty
- Installation warranty
- Maintenance instructions
- Glazing certification (where applicable)