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Planning
Manchester City Council
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3 March 2025

Submitted via Planning Portal ref: PP-14507561

Dear Jennifer

Application to Discharge Condition 7 'Materials' relating to 35 Fountain Street, Manchester M2 2AN

On behalf of our client, 35 Fountain Street Limited, please find enclosed an application for the discharge of Condition 7 attached to Planning Permission ref: 140389/JO/2024, relating to 35 Fountain Street, Manchester M2 2AN.

Planning Permission ref: 136013/FO/2023, as amended by ref: 140389/JO/2024, permitted the following:

"Elevation alterations and erection of two storey rooftop extension including rooftop terrace."

Condition 7 – Materials

Condition 7 is as follows:

"Notwithstanding the details submitted with the application, prior to the commencement of development (other than enabling works comprising façade removal) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used on all external elevations and rooves of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The sample panels and quality control management strategy."

Condition 7 parts a) and part b) were previously discharged in February 2025 via ref: CDN/24/1054.

Condition 7 part a) was discharged again (ref: CDN/25/0840) in September 2025 to reflect the revised materiality of the scheme (as amended by ref: 143296/NMC/2025).

Since the approval of ref: CDN/25/0840, the Contractor has prepared a visual mock-up (VMU) panel to facilitate the discharge of part c) of Condition 7. The VMU was viewed by MCC Planning Officers over two site

visits, on 15 December 2025 and 22 January 2026. These site visits enabled the sign-off of all materials – apart from the window bay and frames. MCC Planning Officers considered the solid-to-glazed ratio to be unacceptable.

In response, the Contractor has selected an alternative window supplier which utilises a “minimal vent system” to avoid an additional frame to the opening unit, greatly reducing the impact of the opening unit on the outward appearance of the building. The revised window frame also utilises an external mullion detail, which is required to transfer the forces on the window assembly back to the frame and supporting structure – greatly improving the durability of the window whilst also improving its visual appearance.

A follow-up site visit has been diarised for 25 March 2026, to enable MCC Planning Officers to review a mock-up of this new window frame. It is envisioned that this site visit will enable the approval of all outstanding materials.

Separately, in line with part c) of Condition 7, a Quality Control Management Document has been prepared by GMI to ensure that the high-quality standard of the VMU is replicated on all façades of the building. This document comprises an overview of the design intent, roles and responsibilities, GMI’s “Delivering Quality” principles, a materials schedule and a quality assurance procedure and checklist.

This information is submitted to fulfil the requirements of part c) of Condition 7, thereby enabling the discharge Condition 7 in its entirety.

Submission Summary

The following table summarises the condition to be discharged, and the information submitted pursuant to the discharge of the condition:

Condition	Condition Wording	Information Submitted
Condition 7 (part c)	<i>The sample panels and quality control management strategy</i>	MCC case officer site visit undertaken on 15 December 2025, 22 January 2026 and 25 March 2026; and Quality Control Management Document prepared by GMI.

The application has been submitted electronically via the Planning Portal ref: PP-14507561. The application fee of £298 + Planning Portal fees has been paid directly to the Planning Portal.

I trust the information submitted with this application is appropriate and that the application can now be registered and validated. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely



Ollie Eyre
Senior Planner – National Planning and Development

