

6th November 2025

Delivered via Planning Portal

Sue Willis
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Dear Sue,

**APPROVAL OF DETAILS RESERVED BY CONDITION NUMBER 2 ATTACHED TO PLANNING PERMISSION
REF. 139659/JO/2024 - 466-472 MOSS LANE EAST**

On behalf of our clients, Alumno Group, I am pleased to enclose an application to discharge condition no. 2 attached to planning permission ref. 139659/JO/2024 which was approved by Manchester City Council ('the Council') on 30th July 2025 and concerns details of external façade materiality. This application is submitted via Planning Portal (ref. PP-PP-14468626) accompanied by the requisite planning fee of £298.00.

Background

As you will be aware, planning permission ref. 135544/FO/2022 was granted by the Council in November 2023 for development at 466-472 Moss Lane East in line with the following description:

"Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East".

This was accompanied by listed building consent ref. 135545/LO/2022 for the following works:

"Internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation".

Subsequently the above the Council approved a range of amendments to each consent via Section 73 and Section 19 applications (refs. 139659/JO/2024 and 139660/JO/2024 respectively) on 30th July 2025. It is the Section 73 consent; this current discharge of condition application has been submitted pursuant to.

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Condition 2

Condition 2 relates to the requirements to submit samples of external materials to the Council and states:

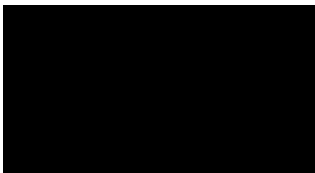
“Prior to the commencement of above ground development (excluding demolition), all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, vents, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management. The approved materials shall then be implemented as part of the development.”

The following documents have therefore been submitted in support of this application in order to satisfy the requirements of condition 2:

- Façade Materials Sample Panel (L047-SBA-21-02.XX-D-A-210100 P04)
- Façade Materials – Summary (2027.00)

The details have been previously issued informally to the Council and the sample panel observed on-site during a visit on the 5th November 2025. I trust you have all the information that you require to validate this application and approval the submitted details. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely,



Steven Healey
Senior Planner

