Outlook

Re: 142763/FH/2025 - Condition 3 materials - formal submission for approval

From [redacted]
Date Mon 01/06/2026 09:57
To Holly Wright <[redacted]Planning <Planning@manchester.gov.uk>

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Dear Sir/Madam,

Please find below the full materials specification for approval under Condition 3 of planning permission 142763/FH/2025, 72 Bloomesbury Avenue, Manchester, M20 2BN, covering all external materials for both the outbuilding and the dwellinghouse alterations.

OUTBUILDING

Walls: Ibstock Ivanhoe Antique brick, product code A0060A, to match existing dwellinghouse.

Roof: BauderEXTENSIVE LIGHTWEIGHT sedum green roof system by Bauder Ltd, suitable for flat roof application.

Windows and doors: Anthracite grey aluminium double glazed bi-folding doors and windows, to match existing dwelling house.

DWELLINGHOUSE ALTERATIONS

1. Facing brick: Ibstock Ivanhoe Antique brick, product code A0060A, to match existing dwelling house.

2. Windows: Grey powder coated aluminium windows, to match existing dwelling house windows in profile, colour and cill detail.

3. Roof tiles to pitched dormer: Natural slate roof tiles to match existing slate tiles on the dwellinghouse.

4. Fascia and eaves boards: Powder coated aluminium, grey to match existing windows, with a profile similar to the existing timber fascia and eaves boards.

5. Rooflights: 4no. Velux conservation-style roof windows, flush fitting, to sit flush with existing roof profile. Colour to match the existing roof.

6. Juliet balcony: Powder coated steel railings in black, faux railings style, to complement the

existing street scene.

I would be grateful for written approval at your earliest convenience. This application is being handled by case officer Holly Wright.

Kind regards,

[redacted]

On Fri, 29 May 2026 at 15:31, Holly Wright <[redacted]> wrote:

> Dear [redacted]
>
> Further to my email of 26th May, I note your submission in relation to Condition 3.
>
> However, for clarity, samples and/or detailed specifications are required for all materials forming the external elevations of both the dwellinghouse and the outbuilding.
>
> This is because Condition 3 attached to planning permission 142763/FH/2025 includes the wording: *"Notwithstanding the details included within the documents listed under Condition 2 of this approval"*. In this context, "notwithstanding" means that the approved plans under Condition 2 do not discharge the requirement to approve materials. Separate written approval of all external materials is therefore required prior to the commencement of above-ground works.
>
> Please note that, as the current submission only provides details for the outbuilding and does not include full specifications and/or samples for all external materials for the entire development, the condition is unlikely to be successfully discharged once registered on our system.
>
> Kind Regards,
>
> Holly Wright
>
> Planning Officer
> Development Management Area Team
> Planning, Building Control & Licensing
> Growth and Development
> Manchester City Council
>
> [redacted]
>
> Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA
> Location address: Level 6 Town Hall Extension, Manchester M2 5DB
>
> ***The advice in this email is given in good faith and on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation that may be made by the Council, or any formal decision by the Council.***
>
> ---
>
> **From:** [redacted]
> **Sent:** 29 May 2026 09:11
> **To:** Planning <[redacted]

Cc: Holly Wright <[redacted]

Subject: 142763/FH/2025 - Condition 3 materials - formal submission for approval

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sir/Madam,

I am writing to submit materials for formal approval under Condition 3 of planning permission 142763/FH/2025, relating to the proposed outbuilding at 72 Bloomesbury Avenue, Manchester, M20 2BN.

Condition 3 requires that "samples and/or specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority."

Proposed external materials for the outbuilding:

Walls: Ibstock Ivanhoe Antique brick, product code A0060A, manufactured at Ibstock Leicester works. To match existing dwelling house.

Roof: BauderEXTENSIVE LIGHTWEIGHT sedum green roof system by Bauder Ltd, suitable for flat roof application.

Windows and doors: Anthracite grey aluminium double glazed bi-folding doors and windows, to match existing dwelling house.

For clarity, the approved documents listed under Condition 2 already specify the external materials for the dwelling house alterations in full, including approved drawings 20_003, 20_005, 20_006, 20_009 and 20_010 which detail the proposed elevations, loft conversion, alterations and windows of the dwellinghouse. No deviation from those approved materials is proposed. This submission therefore addresses the outbuilding, being the element for which external materials require formal specification and approval under Condition 3.

I would be grateful for written approval at your earliest convenience. This application is being handled by case officer Holly Wright, who has been copied into this email.

Kind regards,

[redacted]

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