July 2026
Units 1 And 3 Nq Building 43-45 and 49 Bengal Street Manchester M4 6AF

PLANNING PERMISSION**: 145564/FO/2026**

PLANNING CONDITION 4: External Works

4) Prior to the commencement of the external works associated with the development hereby approved exact details regarding their dimensions and finish, including material samples and sections where appropriate, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the following:

· Installation of new windows

· Installation of new external doors

· Installation of new louvres with decorative grilles

· Brick for window replacement

The approved details shall be implemented as part of the development.

In response to the requirements of Planning Condition 4, please find enclosed the following information.

Installation of New Windows and External Doors

To provide details of the proposed dimensions, materiality and finish of the new windows and external doors, we have enclosed:

- Simpson Haugh (Architects) drawing pack, comprising:
  - *NQ-PD-SHP-B5D9-G100-EL-ES-0001 - Bengal St Proposed Elevation*
  - *NQ-PD-SHP-B5D9-G100-EL-EW-0001 - Naval St Proposed Elevation*
  - *NQ-PD-SHP-B5D9-G100-EL-EE-0001 - Jersey St Proposed Elevation*
- SRL (Glazing Specialist) detailed drawing pack, comprising:
  - *CW-002 (Retail Unit 1) – J7556-CW-002*
  - *CW-003 (Retail Unit 1) – J7556-CW-003*
  - *CW-004 (Retail Unit 2) – J7556-CW-004*
  - *CW-005 (Retail Unit 3) – J7556-CW-005*
  - *CW-006 (Retail Unit 3) – J7556-CW-006*
  - *CW-007 (Retail Unit 3) – J7556-CW-007*

  These detailed drawings provide the proposed dimensions, material specification, technical specification and finish for each new window and external door.
- A photograph of the building's existing glazing system has also been included (*Existing Glazing System – Image 001*), showing the current RAL 7016 Matt powder-coated finish. This RAL 7016 Matt powder-coated finish will be replicated on the new system for the retail units to ensure it matches the existing building appearance.

Installation of new louvres with decorative grilles

To provide details of the proposed decorative grille, we have enclosed:

- SRL (Glazing Specialist) drawing *C9347b-SA-001 – Perforation Detail*, illustrating the proposed perforated panel dimensions.

The position, dimensions and specification of each louvred panel and decorative screen are also illustrated within the above SRL drawing pack.

The proposed material finish is also in RAL 7016 Matt powder-coated, to match the existing building finish and ensure visual consistency.

Brick for window replacement

Proposed details of the replacement brickwork areas follows:

- Forterra 65mm County Multi Smooth Facing Brick.
- A photograph of the proposed brick has been enclosed for reference (*Brick Specification – Image 001*).
- The proposed mortar will be a natural finish to match the existing.

I trust that the enclosed documents now satisfy the requirements of Condition 4, however please let us know if any further information is required.