26th July 2026
L260726 SAV Cover C4 5 and 6 Letter

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SUBMITTED VIA PLANNING PORTAL: Reference: PP-15114662

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 4,5 AND 6 OF PLANNING PERMISSION: 144522/FO/2025
ONE PICCADILLY GARDENS, MANCHESTER, M1 1RG
LEGAL AND GENERAL ASSURANCE (PENSIONS MANAGEMENT) LTD

Introduction

We write on behalf of our client to apply to discharge Conditions 4,5 and 6 of Planning Permission Ref: 144522/FO/2025.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Condition 4
    - Sample Panel Schedule, prepared by DLG (Covers Conditions 4,5 and 6)
    - Sample Panel/Material Selection Document, prepared by TMT (Covers Conditions 4,5 and 6)
    - Drawing Ref: DLG-ZZ-ZZ-DR-A-2101 Rev P02 – 'Proposed Entrance Section';
    - Drawing Ref: DLG-ZZ-02-DR-A-2105 Rev P01 – 'Entrance Existing Curtain Walling and Steelwork Interface'
    - Drawing Ref: 26054-FPM-ZZ-DR-SC-02301 Rev P02 – 'Entrance @GL7 '
    - Drawing Ref: 26054-FPM-ZZ-DR-SC-02302 Rev P02 – 'Entrance @GL7 Connection Details'
    - ITP Document, prepared by TMT
    - Quality Management Plan, prepared by TMT

- Condition 5
    - Sample Panel Schedule, prepared by DLG (Covers Conditions 4,5 and 6)
    - Sample Panel/Material Selection Document, prepared by TMT (Covers Conditions 4,5 and 6)
    - Quality Management Plan, prepared by TMT
    - Drawing Ref: C2045-SK-DR-02 Rev P2 – 'Rainscreen/Curtain Wall Head Detail';
    - Drawing Ref: C2045-SK-DR-04 Rev P2 – 'Rainscreen Coping Detail';
    - Drawing Ref: C2045-SK-DR-03 Rev P2 – 'Curtain Wall Cill Detail';
    - Drawing Ref: C2045-SK-BR-01 Rev P1 – 'Brick Slip Proposal Plan';
    - Drawing Ref: DLG-ZZ-07-DR-A-2702 Rev P02 – 'Typical Roof Details (1) Terrace Planter Details';
    - Drawing Ref: DLG-ZZ-07-DR-A-2705 Rev P01 – 'Typical Roof Details Pergola Details';
    - Drawing Ref: DLG-ZZ-07-DR-A-2703 Rev P02 – 'Typical Roof Details – Timber Plant Screens';

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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- Drawing Ref: DLG-ZZ-07-DR-A-2709 Rev P01 – 'Typical Roof Details – Terrace Planters Dimensions and Types';
- Drawing Ref: DLG-ZZ-07-DR-A-2710 Rev P01 – 'Typical Roof Details – Terrace Planters Dimensions and Types'

- Condition 6
  - Sample Panel Schedule, prepared by DLG (Covers Conditions 4,5 and 6)
  - Sample Panel/Material Selection Document, prepared by TMT (Covers Conditions 4,5 and 6)
  - Drawing Ref: DLG-ZZ-ZZ-DR-A-2103 Rev P02 – 'Proposed FF Lift Section';
  - Drawing Ref: DLG-ZZ-07-DR-A-2106 Rev P01 – 'FF Lift Brick Slip Setting Out'
  - Quality Management Plan, prepared by TMT

Relevant Planning History

On 29th May 2026, planning permission was granted for 'Creation of new rooftop pavilion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof' (Ref: 144522/FO/2025) (the '**2026 Permission**').

The 2026 Permission was granted subject to 12 conditions. This application seeks to discharge Condition 4,5 and 6.

Condition 4 – Ground Floor Entrance Portals

Condition 4 of the 2026 Permission states as follows:

Notwithstanding the details as set out in condition 2 above, prior to the commencement of works to the entrance portals, full and final details for the ground floor entrance portals to Piccadilly Gardens and Portland Street shall be submitted for approval by the City Council, as Local Planning Authority.

In accordance with the requirements of Condition 4, we enclose the documents as listed in the introduction above.

We trust that the details included in the submitted document are acceptable to the LPA and request written confirmation that Condition 4 has been formally discharged.

Condition 5 – Roof Top Terrace

Condition 5 of the 2026 Permission states as follows:

Prior to the commencement of works to the roof top terrace, all materials to be used in the construction of the rooftop terrace 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, and a strategy for quality control management.

In accordance with the requirements of Condition 5, we enclose the documents as listed in the introduction above.

We trust that the details included in the submitted document are acceptable to the LPA and request written confirmation that Condition 5 has been formally discharged.

Condition 6 – Rooftop Fire Lift

Condition 6 of the 2026 Permission states as follows:

Prior to the commencement of the rooftop extensions, final details for the extension of the rooftop fire lift shall be submitted for approval in writing by the Local Planning Authority. This shall include the submission of drawings detailing the design of the projecting brickwork and the interaction with the existing parapet, samples (including a panel with brickwork and mortar), and specifications of all materials to be used on all external elevations of the development, and a strategy for quality control management.

In accordance with the requirements of Condition 6, we enclose the documents as listed in the introduction above.

We trust that the details included in the submitted document are acceptable to the LPA and request written confirmation that Condition 6 has been formally discharged.
Please note that for the conditions listed above, physical samples of materials are available to view on Site as per the condition request and we will liaise with the LPA to arrange a visit to review these.

Summary and Conclusion

This application seeks approval for matters reserved by Condition 4, 5 and 6 of Planning Permission: 144522/FO/2026.

The documents submitted in support of this application provide all the necessary information required by the LPA.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass or Matthew Sobic at these offices.

Yours faithfully

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