Paul Butler Associates
Planning, Development & Heritage Consultants

31 July 2026

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

26.2333/pp/1

Dear Mrs Roscoe,

Application for Discharge of Conditions attached to Planning Permission 140382/JO/2024

Mindel House (10 Minshull Street) And 11 Bloom Street, Manchester, M1 3EF

On behalf of our client MCR Property Ltd, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. The application relates to the discharge of conditions 3 ii and 12 f attached to Planning Permission 140382/JO/2024. We are eager to discharge these conditions as soon as possible to allow these works to progress.

This letter sets out the wording of the condition for which 'discharge' is sought, together with an overview of the information submitted in response.

Condition 3ii – Sample Panel Drawings

Part ii of this condition requires 'drawings to illustrate details of full sized sample panels that will be produced' in relation to all external elevations. In response to this requirement the following are submitted:

- Drawing 26019-FRA-BS-XX-DR-A-2800 Rev C1 - Material Sample Panel – Roof extension
- Drawing 26019-FRA-MH-XX-DR-A-2800 Rev C2 – Materials Sample Panel - Former Loading Bay
- Drawing 26019-FRA-BS-XX-DR-A-2801 Rev C1 – Material Sample Panel – Alleyway New Entrance

These drawings show the sample panels that are proposed to be constructed. Once confirmation is received from Manchester City Council (MCC) that the extent of the sample panels is sufficient these will be fabricated on site (note: the roof extension will utilise the silicone glazing shown by the sample on the right side of the photograph below). A site meeting to allow for inspection will then take place with MCC, followed by a further condition discharge submission to enable final discharge of the condition (including points i and iii).



Condition 12 f – 'Details of treatment of the alleyway loading slot area of Mindel House, including doors, railings, goods lift and spandrel panels'

In response the following information is submitted:

- Drawing 26019-FRA-MH-XX-DR-A-2800 Rev C2 – Materials Sample Panel - Former Loading Bay
- Drawing 26019-FRA-MH-XX-DR-A-1551 Rev C2 – Former Loading Bay – Details
- Drawing 26019-FRA-MH-XX-DR-A-1550 Rev C2 – Former Loading Bay Detailed Heritage Proposal

- Design Note dated 22.07.2026 prepared by Alt Fire.

In addition to the information submitted in relation to conditions, various correspondence has taken place with MCC in relation to proposed drainage works. Whilst these details do not relate to a specific planning condition the following information is submitted for these items for MCC's formal confirmation of acceptance:

1) Basement Drainage

- Bloom Street – Core Drilling Methodology
- Drawing 8000 Rev P2 – Proposed Basement Drainage Layout Sheet 1
- Drawing 8001 Rev P2 – Proposed Basement Drainage Layout Sheet 2
- Drawing 0802 Rev P1 – Drainage Construction Details
- Drawing SK020726 – Proposed Drainage Prior Passing Through Existing Wall
- Drill Direct Methodology and Method Statement
- Drill Direct CHAS Certificate of Compliance
- Drill Direct Ltd – Certificate of Insurance

Alongside this letter, the completed condition discharge application forms have been submitted, and payment of the condition discharge application fee (£309) has been made via the Planning Portal.

If you require any further information in order to determine the application, please do not hesitate to get in touch.

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Ralph Taylor BSc. MPLAN MRTPI
Director