KELLEN HOMES

Jennifer Atkinson,
Strategic Planning and Project Lead,
Manchester City Council,
Town Hall Extension,
Lloyd Street, Manchester,
M2 5DB.

Planning Portal Ref: PP-15089799

12th August, 2026

Dear Jennifer,

Re: Application for the discharge of condition 14 (main entrance details to the apartments) following the grant of planning permission 142464/FO/2025.

The wording of condition 14 has been provided below:

"Prior to the commencement of the apartments, and notwithstanding the submitted drawings, details of the main building entrances to the apartments shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include active frontages and decorative detailing to the entrances. The approved details shall be implemented as part of the development."

In order to demonstrate compliance with this condition, the following details have been submitted:

- Entrance Canopy Detail Drawing
- Entrance Canopy Render 1
- Entrance Canopy Render 2

The proposed masonry entrance has been designed as an integral part of the wider residential apartment development, with the intention of creating a clear, welcoming and visually cohesive point of arrival. The entrance uses materials and detailing that match those of the main apartment building, allowing it to read as a complementary element rather than a separate or unrelated structure. This and the stacked bricked detailing on the entrance further creates variation and visual interest on the entrance canopy.

The chamfered canopy which contains integrated LED downlights ensure that the entrance to the apartment is illuminated throughout the night. The chamfered canopy corner provides a sleek and contemporary appearance which complements the surrounding material palette on the apartments blocks. This ensures that the design proportionate and complements the material palette on the apartments blocks.

In addition to the above, an automated access panel with an intercom facility has also been provided to ensure that only residents can access the apartment block any third party requiring access will be required to call the relevant resident who can authorise access into the building. This ensures that access into the apartments is secure at all times.

The dry riser has also been included off the entrance to provide a fire tender access in the event of a fire. The scale and form of the entrance have been carefully considered to provide a clear threshold between the public realm and the residential environment. Its masonry construction gives the entrance a strong presence while remaining sympathetic to the proportions and character of the main building. Matching materials and finishes ensure that the entrance does not compete visually with the apartment block, but instead contributes to the overall composition. The submitted renders further outline how this canopy is integrated into the apartment block and careful consideration has made to produce a detail that is in proportion with the apartment block.

The masonry construction also offers practical benefits, including durability, low maintenance and resistance to weathering. These qualities make it appropriate for a frequently used external entrance and help ensure that the building retains a consistent appearance over time.

Overall, the entrance has been designed to strengthen the architectural coherence of the development. By using materials that match the apartment building, the proposal creates a unified and considered appearance while providing a durable, legible and welcoming entrance to the residential block.

Kellen holds the view that the information provided to address the requirements of condition 14. However, should there be any information outstanding, please inform Kellen at your earliest convenience.

Kind Regards,

George Ruffley

[redacted]