LICHFIELDS

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[redacted]

Ms L Harrison
Senior Planner
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Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council
PO Box 532

Date: 24 July 2026
Our ref: 66476/03/SPM/HR/41100947v1
Your ref: PP-15101119

Dear Lucy

Land at Cornbrook Road, Manchester

Application for Approval of Details Reserved by Conditions 53, 55 & 56 attached to Planning Permission ref. 142744/JO/2025

On behalf of our client, FG Vivere Manchester Ltd, we enclose an application for the approval of details reserved by Conditions 53, 55 & 56 attached to the planning permission (ref. 142744/JO/2025) at the above site.

The application was submitted to Manchester City Council [the LPA] via the Planning Portal (ref. PP-15101119). Together with this covering letter, the application comprises the following documents:

- Completed Application Forms;
- Proposed Enclosures (Generator, Condenser, External Bin and Substation) (ref. 8353-LRW-XX-XX-PP-A-00-043_P01);
- Proposed Substation Enclosure Plan (ref. 8353-LRW-ZZ-ZZ-DR-A-00-691 rev. P05)
- Proposed Compound Plan (Generator) (ref. 8353-LRW-ZZ-00-DR-A-00-699 rev. P04);
- Proposed Compound Plan (Condenser) (ref. 8353-LRW-ZZ-00-DR-A-00-700 rev. P02);
- Proposed Compound Plan (External Bin) (ref. 8353-LRW-ZZ-00-DR-A-00-701 rev. P02);
- Proposed Compound Elevations (Condenser) (ref. 8353-LRW-ZZ-ZZ-DR-A-00-212 rev. P05);
- Proposed Compound Elevations (Generator) (ref. 8353-LRW-ZZ-ZZ-DR-A-00-213 rev. P06);
- Proposed Compound Elevations (External Bin Enclosure) (ref. 8353-LRW-ZZ-ZZ-DR-A-00-214 rev. P04);
- Proposed Substation Enclosure Elevations (ref. 8353-LRW-ZZ-ZZ-DR-A-00-215 rev. P04);
- Proposed Enclosure Materials View 1 (ref. 8353-LRW-ZZ-ZZ-DR-A-00-035 rev. P04);

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- Proposed Enclosure Materials View 2 (ref. 8353-LRW-ZZ-ZZ-DR-A-00-036 rev. P04);
- Proposed Enclosure Materials View 3 (ref. 8353-LRW-ZZ-ZZ-DR-A-00-037 rev. P04);
- Substation Enclosure Materials View 1 (ref. 8353-LRW-ZZ-ZZ-DR-A-00-039 rev. P04);
- Substation Enclosure Materials View 2 (ref. 8353-LRW-ZZ-ZZ-DR-A-00-040 rev. P04);
- Substation Enclosure Materials View 3 (ref. 8353-LRW-ZZ-ZZ-DR-A-00-041 rev. P04);
- Proposed North Elevation (Decorative Screens to GF Louvres) (ref. 8353-LRW-ZZ-ZZ-DR-A-00-702 rev. P01);
- Proposed West Elevation (Decorative Screens to GF Louvres) (ref. 8353-LRW-ZZ-ZZ-DR-A-00-703 rev. P01);
- Proposed Decorative Screen Example (ref. 8353-LRW-ZZ-ZZ-DR-A-00-704 rev. P01);
- AOV Plan (ref. CBR-VE-ZZ-25-DR-Z-106 rev. C01); and,
- AOV Detailed Drawing (ref. CBR-VE-XX-XX-DR-Z-214 rev. C00).

The requisite application fee of £400 was paid online via the Planning Portal at the time of submission.

Condition 53 (Compound Details)

Condition 53 requires the submission of details of the siting, scale and appearance of the compound enclosures to the LPA for approval.

A Proposed Enclosures Document (ref. 8353-LRW-XX-XX-PP-A-00-043_P01) and elevation drawings and plans for the proposed generator, substation, external bin store and condenser compound are submitted as part of this application. These documents provide details of the siting, scale, appearance and materials of the external compounds.

The proposed substation comprises redbrick to match the main façade brickwork, signage and black metal flashing. Perforated black metal doors are included to match the pattern and finish of other plant compounds. 2.5m high hedgerow will be planted at the base of the generator and condenser compounds, with perforated black metal panels above. The proposed bin store will be screened by 2m high hedgerow and perforated black metal panels. No screening is proposed to the rear of the generator compound as it abuts the adjoining boundary treatment and will not be visible. As set out in the Proposed Enclosures Document, the plant compounds are set to the rear of the building and are away from the main pedestrian and vehicular routes. The proposals provide comprehensive screening to the plant and compounds, utilising the same patterned perforation provided on the building for design continuity.

Compound Enclosure Materials Views 1-3 are submitted as part of this application and show the siting, scale and appearance of the enclosures and compounds. These visuals demonstrate that the proposals create a high-quality design and provide appropriate screening to the enclosures.

Once approved, the compounds will be implemented prior to the first occupation of the residential and apart hotel uses of the scheme and retained thereafter. We therefore request that Condition 53 is discharged in full.

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Condition 55 (Ground Floor Louvres)

Condition 55 requires the submission of full details, including scaled elevations and cross sections, of the design and appearance of the louvres, including bespoke decorative screening, to the ground floor openings.

A Proposed Decorative Screen drawing (ref. 8353-LRW-ZZ-ZZ-DR-A-00-704 rev. P01), Proposed North Elevation (Decorative Screens to GF Louvres) (ref. 8353-LRW-ZZ-ZZ-DR-A-00-702 rev. P01) and Proposed West Elevation (Decorative Screens to GF Louvres) (ref. 8353-LRW-ZZ-ZZ-DR-A-00-703 rev. P01) are submitted as part of this application. These drawings demonstrate the location and appearance of decorative screens to the louvres of the ground floor openings. The decorative screens will provide enclosure to ground floor louvres. The screens utilise the same perforated pattern provided on the windows and compound enclosures, helping to create a coherent design to the development.

The approved details will be implemented prior to the first occupation of the residential and apart hotel uses of the scheme and retained thereafter. The submitted information is considered to fulfil the requirements of Condition 55. We therefore request that the condition is discharged in full.

Condition 56 (AOV Louvres)

Condition 56 requires full details, including scaled elevations and cross sections, of the design and appearance of the AOV louvres to be submitted to and approved in writing by the LPA.

An AOV Plan (ref. CBR-VE-ZZ-25-DR-Z-106 rev. C01) and AOV Detailed Drawing (ref. CBR-VE-XX-XX-DR-Z-214 rev. C00) are submitted as part of this application. The AOV Plan and Detailed Drawing provide details of the location, design and appearance of the AOV Louvres. As demonstrated by the AOV Plan, the AOV louvres are provided at roof level and will not be visible from ground level.

The approved details will be implemented prior to the first occupation of the residential and apart hotel uses of the scheme and retained thereafter. The information provided is considered to fulfil the requirements of Condition 56. We therefore request that the condition is discharged in full.

Conclusions and Next Steps

We trust that the enclosed information is sufficient for the discharge of Conditions 53, 55 and 56 attached to the full planning permission (ref. 142744/JO/2025) at Cornbrook Road, Manchester.

Please do not hesitate to contact me should you require any further clarification on any aspect of the information submitted.

Yours faithfully

[redacted]

Harry Russell
Senior Planner
BA (Hons) MSc MRTPI