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Our Ref: EH/JB/04C500347
Your Ref: PP-15182909

25th August 2026

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
MANCHESTER
M60 2LA

Submitted via Planning Portal: PP-15182909

Dear Mrs Atkinson,

APPLICATION FOR THE DISCHARGE OF CONDITION 8 (MATERIALS) IN RELATION TO PLANNING PERMISSION REF: 138294/FO/2023 ON LAND AT PLYMOUTH GROVE, MANCHESTER

On behalf of our client, Plymouth Grove Property Developments ('the Applicant'), please find enclosed an application to discharge condition 8 (Materials) pursuant to planning permission 138294/FO/2023 on land at Plymouth Grove, Manchester.

Condition 8 – Materials

Condition 8 states:

> *"Prior to the commencement of the development, all material to be used on all external elevations of the relevant plot of development 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, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.*
> *The approved materials shall then be implemented as part of the development."*

In response to condition 8, the following documents have been submitted:

- Plymouth Grove Material Schedule Rev A
- Sample Panel 1 – Buff Multi (ref: 144122-DAY-XX-XX-DR-A-213040-P06)
- Sample Panel 2 – Red Multi (ref: 144122-DAY-XX-XX-DR-A-213041-P02)

Summary

Avison Young (UK) Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

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All the submission material to support the application has been submitted via the Planning Portal (PP-15182909). The application fee of £309 (plus £91 Planning Portal Service Fee) has been paid via BACS payment.

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely,

[redacted]

James Borley
Associate

[redacted]

For and on behalf of Avison Young (UK) Limited