Planning Statement – Discharge of Condition 3

Planning Application Reference: PLA-2026-000353
Local Planning Authority: Manchester City Council

This statement is submitted in support of the discharge of Condition 3 attached to the above planning permission.

Condition 3 requires details and samples of the materials to be used in the construction of the external surfaces of the approved development to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above-ground construction works.

The proposed external materials have been selected to provide a high-quality and visually appropriate finish to the development, having regard to the character and appearance of the surrounding area.

Roofing Materials:



Cheshire pre-war Pre war dual faced weathered solid bricks with matching jointing.

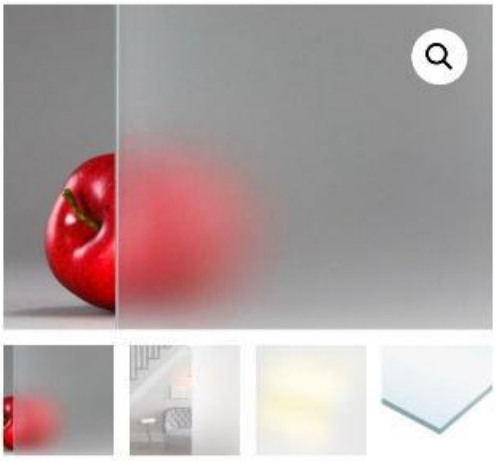
Roofing Materials:





Existing Dwelling

Glazing:



4mm Satin Float Glass

4mm satin flat glass (grade 5 obscured)

Windows & Doors Materials:

The development will have double glazed white UPVc windows and doors.

Roof Works:

The development will have white UPVc fascias, soffits and bargeboards.

The development will have UPVc black half round gutters and UPVc black circular down pipes.

The development will be constructed in accordance with the approved materials and details once approved.

The proposed materials are considered to provide a satisfactory appearance and are therefore consistent with the requirements of Condition 3, Policy SP1 and DM1 of the Core Strategy, and the relevant provisions of the National Planning Policy Framework.

Accordingly, it is respectfully requested that Condition 3 be discharged.

Rev. A – Planning statement updated to change the roof tile & add details of the windows, doors and UPVc roofing materials and guttering. 14/10/2026