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Sent: 17 January 2022 10:02
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Cc: Poole, Rachel J <rpoole@deloitte.co.uk>
Subject: 132536/JO/2021 Section 19 - Goulden Street

Hi Jen,

Hope you've had a good weekend!

In regard to application 132536/JO/2021, please see attached outstanding information for Condition 14, comprising information relating to:

- o Installation of light box feature to top of the stack; and
- o Installation of timber fins and fireplace to lower sections of the stack.

As discussed before Christmas, we have also set out below proposed wording changes to the partially discharged conditions on the LBC.

No	Condition Wording	Discharge requirement	Proposed Rewording
4	No development groundworks shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the City Council, as Local Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: i. archaeological Building Survey (level 3) ii. archaeological evaluation through targeted trial trenching dependent on the above, targeted open area excavation and recording (subject to a separate WSI) 2. A programme for post investigation assessment to include:	In order to discharge this condition in full, information in respect of parts (2) - (5) should be submitted for consideration.	Prior to first occupation of the development confirmation of the implementation of the Written Scheme of Investigation (WSI) shall be submitted to and approved in writing by the City Council, as Local Planning Authority which shall cover the following: 1. A programme for post investigation assessment to include: i. production of a final report on the results of the investigations and their significance. 2. Deposition of the final report with the Greater Manchester Historic Environment Record. 3. Dissemination of the results of the archaeological investigations commensurate with their significance.

	i. production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.		4. Provision for archive deposition of the report and records of the site investigation.
6	Prior to the commencement of development approved under planning permission 125678/FO/2019, a detailed method statement and specification detailing how the development will be fixed/erected adjacent to the listed building shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the interface of the development would be attached to the historic fabric, what historic fabric, if any, needs to be removed/altered and how the historic fabric will be repaired once the interface has been attached. The method statement should be supported by appropriate sections where necessary. The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a	No further at this stage pending further samples and specifications of the works which should be agreed prior to the works taking place across the building.	Prior to installation of any elements as per the agreed method statement received by the council on Thursday 22nd July 2021 any relevant specification and samples detailing how the development will be fixed/erected, and any relevant adjacent to the listed building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority

	consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority		
7	Prior to the commencement of repair works to the interior and exterior masonry, a details method statement and specification (including material specification) for the removal, alteration, repair, re-pointing, cleaning and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development. Best endeavours shall be made to use salvage brick work and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.	The steam clean is acceptable to the stone work but the more abrasive techniques have left some patchiness and too much contrast between the clean and blackened stones. A more gentle approach should taken which leaves some patina on the stone and it is suggested that further detailed trials and discussion take place with the specialist when the scaffold is erected. The brick cleaning is acceptable using the steam clean. A further application will be needed to remove graffiti. In terms of the stone and brick repairs,	Cleaning of all interior and exterior masonry shall be carried out using a steam clean method only. Stone and brick repairs should be carried out in accordance with the details reviewed on site on [XXX DATE – MULBURY TO ADVISE] and the proposed repairs will need to be fully validated on site and marked up on drawings with the various techniques for each repair agreed once the scaffold is erected. Final details will need to be submitted for approval in writing by the City Council as Local Planning Authority prior to the commencement of repair works. The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development. Best endeavours shall be made to use salvage brick work and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local

the submitted information is acceptable as a staged approach to outlining the works but the proposed repairs will need to be fully validated on site and marked up on drawings with the various techniques for each repair agreed once the scaffold is erected. It will not be necessary to see an over proliferation of stone mortar repairs. The preference would be for new stone and indent repairs. There should be sufficient salvaged stone on site to be able to achieve this.

All of the various repair techniques will need to be trailed and samples presented for approval including pointing and indent repairs.

No further at this stage pending further samples and

Authority, and used where necessary.

		specifications of the works which should be agreed prior to the works taking place across the building.	
8	Prior to the repair works to the cast iron gate columns (north east/Bendix Street elevation), as shown on drawings 0321-TGA-XX-XX-DR-A-0504 Bendix St Elevation REV P3 stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020, a detailed method statement and specification for the retention, alteration and repair of the columns shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for to avoid damaged to the historic fabric and details, including materials, how the columns will be repaired. The repairs must be carried out in accordance with this method statement and specification. The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.	Further details with regards to the installation of the columns shall be agreed at a later date. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority. No further information at this stage.	Prior to the repair works to the cast iron gate columns (north east/Bendix Street elevation), as shown on drawings 0321-TGA-XX-XX-DR-A-0504 Bendix St Elevation REV P3 stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020, a detailed method statement and specification for the retention, alteration and repair of the columns shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for to installation of the columns. The repairs must be carried out in accordance with this method statement and specification. The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.
9	Prior to the repair works listed in this condition to the south west/Goulden Street	Where walls are being removed and	Works listed in this condition shall be carried out in accordance with the

elevation, a detailed method statement and specification for the retention, alteration and repair of the elevation including how the new entrances will be formed and fixed to the listed fabric, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods to avoid damaged to the historic fabric and details, materials to be used and how listed fabric will be repaired. This condition applies to the following work:

- Repair and restore of the original stone ashlar entrance/formation of new entrance;
- Repair and restore stone quoins and surrounding brickwork together with cornice to stone ashlar entrance;
- Repair and restore stone plinth;
- Repair and restore quoins at the junction of Goulden Street and Chadderton Street; and;
- Repair and restore the three cast iron gate posts and pilasters to form new entrance.

The repairs must be carried out in accordance with this method statement and specification. The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing

the brick/stone is being made good by way of a return or stop end, then the masonry, bonding and pointing should match and the quality of these needs to be assessed by carrying out a sample return panel.

No further at this stage pending further samples and specifications of the works which should be agreed prior to the works taking place across the building.

detailed method statement received by the Local Planning Authority on Thursday 22nd July 2021.

Prior to the repair works listed in this condition to the south west/Goulden Street elevation, where walls are being removed and the brick/stone is being made good by way of a return or stop end, a sample panel shall be submitted for approval in writing by the City Council, as Local Planning Authority. This condition applies to the following work:

- Repair and restore of the original stone ashlar entrance/formation of new entrance;
- Repair and restore stone quoins and surrounding brickwork together with cornice to stone ashlar entrance;
- Repair and restore stone plinth;
- Repair and restore quoins at the junction of Goulden Street and Chadderton Street; and;
- Repair and restore the three cast iron gate posts and pilasters to form new entrance.

The repairs must be carried out in accordance with this method statement and specification. The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the

	by the City Council, as Local Planning Authority		development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority
13	Prior to the opening up and installation new window/doors within the existing façade on the north west/Cross Keys Street elevation, as indicated on drawings 0321-TGA-XXXX-DR-A-0503 Cross Keys St Elevation REV P3 stamped as received by the City Council, as Local Planning Authority, on 24 November 2020, a detailed method statement and specification of the windows and doors (including how they will be fitted and fixed to the historic fabric - appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric. The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.	No further at this stage pending further samples and specifications of the works which should be agreed prior to the works taking place across the building	The installation of the opening up and installation of new windows/doors within the existing façade on the north west / Cross Keys Street elevation as indicated on 0321-TGA-XXXX-DR-A-0503 Cross Keys St Elevation REV P3 stamped as received by the City Council, as Local Planning Authority, on 24 November 2020 shall be carried out in accordance with the agreed method statement received by the council on Thursday 22nd July 2021. Prior to the installation of these works specification and samples of the elements listed in this condition shall be submitted for approval in writing by the City Council, as Local Planning Authority. The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Eithne

Eithne Fitzgerald (pronounced Et-na)

Pronouns: she / her / hers

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