

Planning and Regeneration
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Date: 30 July 2021
Ref: 098-002

Dear Sir/Madam,

Xaverian College – Firwood Building
Discharge of Condition 3, 4, 5, and 7 of Planning Permission 129288/FO/2021

On behalf of our client Xaverian College, please find enclosed an application to discharge Conditions 3, 4, 5, and 7 of Listed Building Consent (reference 129288/FO/2021) which granted listed building consent for the following development at the College's Firwood Building:

'Demolition of external three storey staircase and repair to external walls; internal reconfiguration across three floors to provide canteen, catering kitchen, new bathroom facilities, two additional classrooms, office space, replacement staircase and two new external openings to rear courtyard'.

The application is supported by the following documents:

- Application form;
- Application fee of £116;
- This cover letter;
- Proposed first and second floor heating (ref. 5551-KGA-00-ZZ-DR-M-501);
- Proposed first and second floor ventilation (ref. 5551-KGA-00-ZZ-DR-M-701);
- Proposed first and second floor air conditioning (ref. 5551-KGA-00-ZZ-DR-M-801);
- Proposed ground floor heating (ref. 5551-KGA-00-00-DR-M-500);
- Proposed ground floor domestic hot and cold water services (ref. 5551-KGA-00-00-DR-M-600);
- Proposed ground floor ventilation (ref. 5551-KGA-00-00-DR-M-700);
- Proposed ground floor air conditioning (ref. 5551-KGA-00-00-DR-M-800);
- Proposed ground floor drainage (ref. 5551-KGA-00-00-DR-M-900);
- Armstrong ceiling tile installation guide;
- Solo Baffle Wave anchor M419 installation guide;
- Gyprex Satinspar project data sheet;
- Rockfon Tropic data sheet;
- HUD-1 Universal Anchor technical data sheet;
- C06-S02 Floors and Ceilings white book;
- Suspended ceilings method statement;
- Reflected Ceiling Plans (ref. 5023-2011-T01);
- Proposed GA Adaptations Ground Floor (ref. 5023-2003-T01);

- Site Specific Safety Method Statement; and
- Plan of Work.

We have set out below further details of each condition and the relevant supporting documents to assist in their discharge.

Condition 3

‘The works to demolish and remove the external staircase together with the other works for to remove and install doors/windows/cills and soft strip shall be carried out in accordance with the submitted method statement and approved details; prior to the commencement of any reinstatement works samples of the materials including bricks, mortar, stone and a detailed design of the setting out of the reinstatement works showing bonding / coursing, shall be submitted to and approved in writing by the City Council as local planning authority. The works shall be subsequently undertaken in accordance with the approved details’.

To support the discharge of this condition, we enclose the following documents:

- Site Specific Safety Method Statement
- Plan of Work
- HUD-1 Universal Anchor technical data sheet

Condition 4

‘Notwithstanding the approved plans and documents prior to the installation of any externally mounted equipment hereby approved including associated wiring, pipe work, ducting or servicing required for their operation, a scheme containing the full details of the design, height and materials of the associated equipment and timber enclosure/screening structure required shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be installed prior to the first use of the equipment and be retained in situ thereafter’.

To support the discharge of this condition, we enclose the following documents:

- Proposed first and second floor heating (ref. 5551-KGA-00-ZZ-DR-M-501)
- Proposed first and second floor ventilation (ref. 5551-KGA-00-ZZ-DR-M-701)
- Proposed first and second floor air conditioning (ref. 5551-KGA-00-ZZ-DR-M-801)
- Proposed ground floor heating (ref. 5551-KGA-00-00-DR-M-500)
- Proposed ground floor domestic hot and cold water services (ref. 5551-KGA-00-00-DR-M-600)
- Proposed ground floor ventilation (ref. 5551-KGA-00-00-DR-M-700)
- Proposed ground floor air conditioning (ref. 5551-KGA-00-00-DR-M-800)
- Proposed ground floor drainage (ref. 5551-KGA-00-00-DR-M-900)

Condition 5

‘Notwithstanding the approved plans and documents prior to the installation of any external wiring, pipe work, ducting or servicing required in association with hereby approved externally mounted equipment a scheme for the installation of the associated works shall be submitted and approved in writing by the City Council as local planning authority. The scheme shall include:

methods statements for undertaking the installation works to the fabric of the building; and details including drawings, materials, colours of all required fixtures and fittings. The development shall be carried out in accordance with the agreed scheme’.

To support the discharge of this condition, we enclose the following documents:

- Proposed first and second floor heating (ref. 5551-KGA-00-ZZ-DR-M-501)
- Proposed first and second floor ventilation (ref. 5551-KGA-00-ZZ-DR-M-701)
- Proposed first and second floor air conditioning (ref. 5551-KGA-00-ZZ-DR-M-801)
- Proposed ground floor heating (ref. 5551-KGA-00-00-DR-M-500)
- Proposed ground floor domestic hot and cold water services (ref. 5551-KGA-00-00-DR-M-600)
- Proposed ground floor ventilation (ref. 5551-KGA-00-00-DR-M-700)
- Proposed ground floor air conditioning (ref. 5551-KGA-00-00-DR-M-800)
- Proposed ground floor drainage (ref. 5551-KGA-00-00-DR-M-900)

Condition 7

‘Notwithstanding the approved plans and documents prior to the fitting out of the reconfigured rooms and spaces, full details and method statements for the installation of fixtures and fittings including finishes and decorations and works to ceilings shall be submitted to and approved in writing by the city council as local planning authority. The development shall be carried out in accordance with the approved details’.

To support the discharge of this condition, we enclose the following documents:

- Armstrong ceiling tile installation guide
- Solo Baffle Wave anchor M419 installation guide
- Gyprex Satinspar project data sheet
- Rockfon Tropic data sheet
- HUD-1 Universal Anchor technical data sheet
- C06-S02 Floors and Ceilings white book
- Suspended ceilings method statement
- Suspended ceilings plans
- Reflected Ceiling Plans (ref. 5023-2011-T01)
- Proposed GA Adaptations Ground Floor (ref. 5023-2003-T01)
- Site Specific Safety Method Statement

We would therefore be grateful if you could confirm discharge of planning conditions to enable a lawful start on site. Should any further information be required, please do not hesitate to contact us. We look forward to receiving validation of the application in due course.

Yours sincerely,



Gillian Worden
Director

cc: Ivan Lewis, Xavarian College
Catherine Mulley, Pozzoni
Chris Seddon, Kilhey Consulting
enc: As above