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Manchester City Council
Planning and Development
PO Box 532
Town Hall
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Dear Jen,

Goulden Street, New Cross
Application for Discharge of Condition – Listed Building Consent Reference: 125679/LO/2019

Please find enclosed an application for the discharge of Conditions 4, 5, 6, 7, 8, 9 and 13 attached to Listed Building Consent Reference: 125679/LO/2019, granted 18 December 2020.

The Planning Permission relates to the erection of an 8 storey residential building on the Site bound by Bendix Street to the north east, Chadderton Street to the South East, Goulden Street to the south west and Cross Keys Street to the north west.

The Applicant is Mulbury Homes (Goulden Street) Ltd.

For clarity, the description of development for proposals are as follows:

“Listed Building Consent for alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated work.”

Table 1 below confirms the documents submitted in support of this application for the discharge of Conditions 4, 5, 6, 7, 8, 9 and 13.

Table 1: Conditions 4, 5, 6, 7, 8, 9 and 13 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 4</u> No development groundworks shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of	A Written Scheme of Investigation (WSI) has been prepared by Salford Archaeology in accordance with the requirements of this condition.

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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 iii. dependent on the above, targeted open area excavation and recording (subject to a separate WSI) 2. A programme for post investigation assessment to include: – 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. – Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	The WSI has been agreed with Greater Manchester Archaeological Advisory Service through pre-application discussions. This information is submitted to discharge Condition 4 in full.
<u>Condition 5</u> Prior to the commencement of works to remove the following listed fabric, a detailed method statement shall be submitted detailing how the fabric will be removed together how the remaining historic fabric	A Demolition Method Statement has been prepared by ADM, detailing how the fabric will be removed together how the remaining historic fabric will be repaired once removal takes place, in accordance with the requirements of this condition.

will be repaired once removal takes place. This condition applies to the following works: ○ Removal of existing timber ambulance doors and lintels to north east/Bendix Street elevation; ○ Removal of stone quoins (north and south ends) to north east/Bendix Street elevation; ○ Removal of brick work to the south east/Chadderton Street elevation; ○ Removal of stone plinth (north and south west ends) and stone cornice to south east/Chadderton Street elevation; ○ Removal of stone cornice and brick work to south west/Goulden Street elevation; ○ Removal of brickwork, plinth and quoins to the north west/Cross Keys Street/Bendix Street elevations; ○ Removal of glazed internal tiles. The removal works shall be carried out in accordance with the approved details. Should any other parts of the Listed structure become damaged as a consequence of the removal/alteration work then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.	This is supported by the submitted drawings prepared by Ridge, as below, in addition to a Demolition Risk Assessment prepared by ADM. 5015327-RDG-00-ZZ-SK-S-0001-P3 - MASONRY REPAIR - SITE PLAN 5015327-RDG-00-ZZ-SK-S-0002-P3 - Masonry Repair Elevation 1 5015327-RDG-00-ZZ-SK-S-0003-P3 - Masonry Repair Elevation 2 5015327-RDG-00-ZZ-SK-S-0004-P3 - Masonry Repair Elevation 3 5015327-RDG-00-ZZ-SK-S-0005-P3 - Masonry Repair Elevation 4 This information is submitted to discharge Condition 5 in full.
<u>Condition 6</u> 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/alterd and how the historic fabric will be repaired once the interface has been attached. The	A method statement detailing how the development will be fixed/erected adjacent to the listed building has been prepared by Mulbury, in accordance with the requirements of this condition, and is submitted in support of this application The details of this are shown on 5015327-RDG-00-ZZ-DR-S-0112_P1 Masonry Details (Existing and New Build Interaction Philosophy), which has been prepared by Ridge. This is supported by the below drawings prepared by Tim Groom Architects:

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 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	0321-TGA-XX-00-DR--03000-T4 Floor Level 0 0321-TGA-XX-01-DR--03001-T3 Floor Level 1 0321-TGA-XX-XX-DR--21201-T2 Walls Plan Junction Details 0321-TGA-XX-XX-DR--21302-T2 Walls Section Details Level 0 0321-TGA-XX-XX-DR--21303-T2 Walls Section Details Level 1 - 7. 0321-TGA-XX-XX-DR-A-21601-T1 Chimney Details 0321-TGA-XX-XX-DR-A-2101 – Elevation Study A REV P3 0321-TGA-XX-XX-DR-A-2102 - Elevation Study B REV P3 0321-TGA-XX-XX-DR-A-2104 - Elevation Study D REV P3 0321-TGA-XX-XX-DR-A-2107 – Elevation Study G This information is submitted to discharge Condition 6 in full.
<u>Condition 7</u> 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	A Cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials, which details the method of cleaning of the Brickwork and Stonework, in accordance with the requirements of this condition. This is supported by the submitted drawings prepared by Ridge, as below: 5015327-RDG-00-ZZ-SK-S-0001-P3 - MASONRY REPAIR - SITE PLAN 5015327-RDG-00-ZZ-SK-S-0002-P3 - Masonry Repair Elevation 1

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.	5015327-RDG-00-ZZ-SK-S-0003-P3 - Masonry Repair Elevation 2 5015327-RDG-00-ZZ-SK-S-0004-P3 - Masonry Repair Elevation 3 5015327-RDG-00-ZZ-SK-S-0005-P3 - Masonry Repair Elevation 4 This information is submitted to discharge Condition 7 in full.
<u>Condition 8</u> 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.	A Cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials, which details the method of cleaning of the Brickwork and Stonework, in accordance with the requirements of this condition. This is supported by the submitted drawings prepared by Ridge, as below: 5015327-RDG-00-ZZ-SK-S-0001-P3 - MASONRY REPAIR - SITE PLAN 5015327-RDG-00-ZZ-SK-S-0002-P3 - Masonry Repair Elevation 1 5015327-RDG-00-ZZ-SK-S-0003-P3 - Masonry Repair Elevation 2 5015327-RDG-00-ZZ-SK-S-0004-P3 - Masonry Repair Elevation 3 5015327-RDG-00-ZZ-SK-S-0005-P3 - Masonry Repair Elevation 4 This information is submitted to discharge Condition 8 in full.
<u>Condition 9</u> Prior to the repair works listed in this condition to the south west/Goulden Street 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	A demolition method statement has been prepared by ADM, detailing the retention, alteration and repair of the elevation including how the new entrances will be formed and fixed to the listed fabric, in accordance with the requirements of this condition.

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 by the City Council, as Local Planning Authority.	This is supported by the submitted drawings prepared by Ridge, as below, in addition to a Demolition Risk Assessment prepared by ADM. 5015327-RDG-00-ZZ-SK-S-0001-P3 - MASONRY REPAIR - SITE PLAN 5015327-RDG-00-ZZ-SK-S-0002-P3 - Masonry Repair Elevation 1 5015327-RDG-00-ZZ-SK-S-0003-P3 - Masonry Repair Elevation 2 5015327-RDG-00-ZZ-SK-S-0004-P3 - Masonry Repair Elevation 3 5015327-RDG-00-ZZ-SK-S-0005-P3 - Masonry Repair Elevation 4 This information is submitted to discharge Condition 9 in full.
<u>Condition 13</u> 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	A Demolition Method Statement has been prepared by ADM, detailing specification of the windows and doors, including how they will be fitted and fixed to the historic fabric, in accordance with the requirements of this condition. This is supported by the submitted drawings prepared by Ridge, as below, in addition to a Demolition Risk Assessment prepared by ADM. 5015327-RDG-00-ZZ-SK-S-0001-P3 - MASONRY REPAIR - SITE PLAN

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.	5015327-RDG-00-ZZ-SK-S-0002-P3 - Masonry Repair Elevation 1 5015327-RDG-00-ZZ-SK-S-0003-P3 - Masonry Repair Elevation 2 5015327-RDG-00-ZZ-SK-S-0004-P3 - Masonry Repair Elevation 3 5015327-RDG-00-ZZ-SK-S-0005-P3 - Masonry Repair Elevation 4 This information is submitted to discharge Condition 13 in full.
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Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

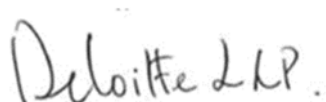
- Application Form for the discharge of condition; and,
- Documents listed in Table 1.

The Planning Portal Reference number for the submitted condition discharge application is PP-09957077.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 2921 119) or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely



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