

Our Ref: 04C000367/ED/GB
Your Ref: PP-10065379



26th July 2021

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir or Madam,

Application to partially discharge condition 3a) of listed building consent reference: 126423/LO/2020 at Cavendish House, Chapel Walks, M2 1HN

I am writing to you on behalf of my client, Chapel Walks GP on behalf of Chapel Walks LP ('the Applicant'), who is seeking to partially discharge condition 3a) of listed building consent reference 126423/LO/2020 in relation to Cavendish House, Chapel Walks, M2 1HN.

Listed building consent was approved by Manchester City Council on 23rd October 2020 under application reference 126423/LO/2020 for the following development:

"Listed building consent for refurbishment and extension of existing office building comprising new two storey roof extension and external roof terrace, external alterations to windows and doorways, internal strip-out and layout amendments, new lift, and general fit-out including M&E to provide commercial floorspace (associated planning permission application reference 126422/FO/2020)"

Condition 3a)

Condition 3a) of application reference 126423/LO/2020 states:

"Notwithstanding the submitted plans and documents as specified in condition 2 and condition 4, prior to the commencement of development (notwithstanding external scaffolding erection) the following shall be submitted to and approved in writing by the City Council, as local planning authority:

- i. A programme for the issue of samples and specifications of all material to be used on all internal and external elevations of the development and drawings to illustrate details of sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all internal and external parts of the development;*
- ii. full and final details including clearly annotated detailed cross sectional drawings with all relevant jointing and fixing details; and*
- iii. a strategy for quality control management."*

Supporting Information

The Applicant seeks to partially discharge condition 3a) in so far as it relates to external materials. The submitted programme sets out that the internal fit out will not commence until 2022. Therefore, details relating to the interior elements will be issued for approval at the same time as the samples and specifications are submitted to the Council.

To support this application to partially discharge condition 3a) of listed building consent reference 126423/LO/2020, the following information has been submitted via the Planning Portal.

i)

- Material Finishes Programme
- 1814 - SCHEDULE - Samples and Tests
- Sample Panel Types (Dwg no. 1814 T(250))
- 1814 Chapel Walks Word Version Extract
- Finishes Schedule

ii)

- Glazed Infill Details 1 (Dwg no. 1814 T(436))
- Glazed Infill Details 2 (Dwg no. 1814 T(437))
- Glazed Infill Details 3 (Dwg no. 1814 T(438))
- Glazed Infill Details 4 (Dwg no. 1814 T(439))
- Section BB Details - Sheet 1 (Dwg no. 1814 T(445))
- Section BB Details - Sheet 2 (Dwg no. 1814 T(446))
- Section BB Details - Sheet 3 (Dwg no. 1814 T(447))
- Section BB Details - Sheet 4 (Dwg no. 1814 T(448))
- Section BB Details - Sheet 5 (Dwg no. 1814 T(449))
- Section EE & FF Details - Sheet 1 (Dwg no. 1814 T(460))
- Section GG & HH Details - Sheet 1 (Dwg no. 1814 T(465))
- Party Wall Details 1 (Dwg no. 1814 T(466))
- Party Wall Details 2 (Dwg no. 1814 T(467))
- Curtain Wall Over Pitched Roof Detail (Dwg no. 1814 T(468))
- GA Plan Details - Sheet 1 (Dwg no. 1814 T(490))
- GA Plan Details - Sheet 2 (Dwg no. 1814 T(491))
- GA Plan Details - Sheet 3 (Dwg no. 1814 T(492))
- Back Pool Fold Infill 1 (Dwg no. 1814 T(704) Rev A)
- Back Pool Fold Infill 2 (Dwg no. 1814 T(705))

- Louvred Window Infill (Dwg no. 1814 T(706))
- Stair B Slot Window (Dwg no. 1814 T(707))

iii)

- Quality Control Management Strategy

I trust the above is sufficient to partially discharge condition 3a) of listed building consent reference 126423/LO/2020. If you have any queries, please contact me.

Yours faithfully



Georgina Blackburn

Planner

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For and on behalf of Avison Young (UK) Limited