

Planning

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

Manchester M60 2LA

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	44
Suffix	
Property name	Trinity Court
Address line 1	Higher Cambridge Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M15 6AR

Description of site location must be completed if postcode is not known:

Easting (x)	384240
Northing (y)	396695

Description

--

2. Applicant Details

Title	Primary Contact - Mr
First name	Chris
Surname	Brocklehurst - Premier Estates
Company name	Landmark (Bolton) Limited. C/O Premier Estates Ltd.
Address line 1	72-74 King Edward Street
Address line 2	Macclesfield
Address line 3	Cheshire
Town/city	

2. Applicant Details

Country

Postcode

M156AR

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Adam

Surname

Southern

Company name

Buttress

Address line 1

41 Bengal Street

Address line 2

Address line 3

Town/city

Manchester

Country

United Kingdom

Postcode

M4 6AF

Primary number

Secondary number

Fax number

Email

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

The proposal is to undertake urgent cladding replacement works, these are required as a result of recently updated Building Regulations and Government Guidance Notes for Building Owners with respect to Fire; resulting in a requirement for the replacement of ‘combustible’ cladding materials on residential buildings over 18m in height.

Therefore there is a need for the non-compliant cladding materials to be replaced with an alternative cladding type that achieves a fire rating with a minimum Class A2-s1,d0 or A1 rating, for compliance with Building Regulations Part B4(1) and Regulation 7

There are 5 different wall/cladding types to Trinity court.

Wall type 1 - Brickwork
The existing brickwork is to be removed (to allow combustible materials behind within the external wall to be removed) and replaced with new brickwork to match the existing exactly in size colour and texture.

Wall type 2 - Timber Cedar horizontal cladding
Existing to be removed and replaced with new Cedral Click fibre cement horizontal cladding (Colour Atlas Brown) with new PPC aluminium flashings / trims to opening reveals.

Wall type 3 & 4 - Fibre cement cladding panels (dark grey and light grey)
The existing cladding is to be removed (to allow combustible materials behind within the external wall to be removed) and replaced with new Rockpanel FSXtra cladding panels to match the existing exactly in panel size, colour and joint location.

4. Description of the Proposal

Wall type 5 - Existing grey course cladding (Non combustible) to remain unaffected by the works.

Further work is being carried out to the apartment balconies to the South elevation.

Existing timber deck to be replaced with aluminium decking

Existing Prodema boarded balustrades to upper (smaller) balconies to South elevation to be removed and replaced with Rockpanel boards (either side of balustrade primary metal supporting frame.

Existing timber deck to main communal walkways to be removed and replaced with new metal profile deck with concrete cover and liquid applied waterproof finish (colour) Concrete grey.

Soffit of walkways to be boarded with FR boarding and painted (colour) dark grey

Existing metal perforated balustrades to walkways to be adapted to create solid balustrade panels by use of metal sheeting PPC to match the existing balustrades in order to allow safe passage free from smoke in the event of a fire.

Existing apartment door sets including timber (non fire rated) doors, glazed top & side lights and timber infill panels to be removed and replaced with new timber 30min FR doors on self closers with new Pyro glazed top & side lights and new 30min FR infill panels all to match the existing appearance in style and decoration.

Section of existing concealed rainwater pipe to North elevation to be exposed as part of the recladding works.

Existing exposed supporting steelwork to main building and walkways to receive Intumescent paint finish (colour) yellow to match the existing steelwork to main building.

Reference number

Application number: 130444/FO/2021

Date of decision (date must be pre-application submission) 12/07/2021

Please state the condition number(s) to which this application relates

Condition number(s)

5a and 5b

Has the development already started?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 5a and 5b requests a scheme for acoustic insulation for the residential accommodation against noise from Higher Cambridge Street.

Attached PDF drawings as part of the supporting documents show the existing wall build up's based on information received having carried out on-site intrusive investigations, along with proposed wall build up's to each wall type.

The existing wall build up's to ALL wall types 1-4 proved there was no sheathing board present on the outside of the Steel frame system (S.F.S), there was no insulation within the S.F.S zone and there was minimal PIR insulation on the outside face of the S.F.S.

The proposed scheme replaces all combustible materials including the PIR insulation.

To achieve U'value targets required to satisfy Building Control full fill mineral wool type insulation is proposed within the S.F.S. zone and maximum mineral wool type insulation is proposed to the outside face of a new A2 sheathing board. It is proposed that the brickwork wall (Type 1) which runs along Higher Cambridge Street has full fill insulation between the outside face of the new sheathing board and the back of brickwork.

The amount of new mineral wool type insulation compared with the existing PIR insulation within each wall type would certainly achieve a greater acoustic performance and as the proposals only focus on the wall construction and the existing windows and external ventilation ducts (which will be the biggest contribution to noise pollution) are to remain as existing we feel this demonstrates the proposed acoustic properties will be no worse than existing.

Drawings and information included within the supporting documents are as follows:

9028(04)001 - Wall type 1 as existing
9028(04)004 - Wall type 2 as existing
9028(04)008 - Wall type 3 and 4 as existing
9028(08)001 - Wall type 1 as proposed
9028(08)004 - Wall type 2 as proposed
9028(08)008 - Wall type 3 and 4 as proposed
U'value calculation report

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

7. Site Visit

- ☐ The agent
☒ The applicant
☐ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mrs
First name	
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

It was agreed via a telephone conversation between Adam Southern and Jennifer Connor that a statement, along with drawings showing the amount on new insulation to each wall type in comparison with the existing may be enough to discharge condition 5A and 5B and only if the Environmental Health Officer is not satisfied with the response should an acoustician be appointed to carry out a full report.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	06/08/2021
----------------------------------	---