



Paul Butler Associates

Planning, Development & Heritage Consultants

22 June 2021

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

14.936/A1

FAO Jennifer Connor

Dear Julie,

Mindel House and 11 Bloom Street, Manchester

Applications for Variation of Conditions attached to Planning Permission 119374/FO/2018 and Listed Building Consent 119373/LO/2018 and 119375/LO/2018 (Submissions under Section 73 of the Town and Country Planning Act 1990 and Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990)

On behalf of my client Beech Design & Build, please find attached applications for variation of conditions. As part of these applications we are seeking to vary conditions 2 and 3 attached to Planning Permission 119374/FO/2018 and Listed Building Consent 119373/LO/2018 and 119375/LO/2018.

The application to amend conditions attached to Planning Permission 119374/FO/2018 is submitted under Section 73 of the Town and Country Planning Act 1990, with applications to amend conditions attached to Listed Building Consent 119373/LO/2018 and 119375/LO/2018 submitted under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The purpose of the amendments is to facilitate the implementation and delivery of the residential development and refurbishment of Mindel House and 11 Bloom Street to provide 80 apartments. The proposed amendments relate to conditions 2 (approved information and drawings) and conditions 3 (submission of samples and specifications).

The amendment to conditions 2 seeks revisions to the scheme through the submission of updated information and drawings, which have been reviewed following detailed design work and further specialist investigation of the buildings. The amendment to conditions 3 seeks to alter the wording/trigger of the condition to allow samples and specifications to be submitted in accordance with a programme and schedule submitted to the Council. The amendments are discussed in further detail below:

Amendment to Condition 2 of Planning Permission 119374/FO/2018 and Listed Building Consents 119373/LO/2018 and 119375/LO/2018

Condition 2 of the above approvals lists documents and drawings which the development should be implemented in accordance with. Following the approvals detailed design work and further investigation by specialists has been undertaken and has identified a number of alterations required to the scheme. This can be achieved by 'substituting' previously approved drawings/information with updated drawings/information.

This application is supported by a 'Section 73 / Section 19 Minor Material Amendment Supplementary Report' (together with photographic record) which details the proposed amendments that are necessary to facilitate the delivery of the development, and reviews the options that have been considered through a conservation-led approach. This is supported by technical information and following correspondence and investigation with the specialist. The following amendments are discussed in this document and the Heritage Assessment:

- Proposed demolition of existing redundant lift hoist brick shaft housing above central valley roof, Mindel House
- Proposed removal and replacement of existing dilapidated fourth floor lath and plaster ceilings, Mindel House
- Proposed removal of existing dilapidated lath and plaster in isolated locations in Mindel House and 11 Bloom Street
- Proposed demolition of existing alleyway facing section of brickwork to the former lift hoist shaft housing at roof level, 11 Bloom Street
- Proposed re-routing of existing rainwater drainage pipes from external to internal pipe system, Mindel House
- Proposed lead waterproof lining from the existing box gutter to encapsulate the existing perimeter parapet stone copings and replace the existing felt waterproofing, Mindel House
- Removal of Sprinkler System Pipework within Mindel House
- Removal of area of brick wall from apartment B104

The 'Supplementary Report' confirms the previously approved drawings which are proposed to be 'substituted' and provides the references for the revised drawings (this is also set out later in this letter).

A 'Heritage Assessment' which considers the proposed amendments in relation to the heritage significance and impact on the building has also been submitted.

The above information provides a comprehensive assessment of the proposed amendments which are necessary to ensure the buildability and successful delivery of the development. The amendments have been informed by a thorough investigation of the buildings with input from specialists including the structural and fire engineers, and a conservation-led approach has been adopted. The proposed amendments are clearly justified and appropriate from a planning and heritage perspective and will enable the delivery of the development and the positive planning, regeneration and heritage benefits that will follow.

Amendment to Condition 3 of Planning Permission 119374/FO/2018 and Listed Building Consent 119373/LO/2018 and 119375/LO/2018

Condition 3 currently states:

3) No works shall not commence until samples (including sections) and specifications of all materials to be used in the external elevations and hard landscaping as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

The current wording means that this is a pre-commencement condition. Due to the project timescales and programme it is not possible to confirm details and specifications of at this point with such details being provided at a later date in the project. It is vital that other works on the scheme, such as those relating to the repair and refurbishment of the buildings, which need to progress urgently are not delayed by this condition. To address this issue the following revised wording for condition 3 is proposed:

Prior to any new build external works, a programme for the issue of samples (including sections) and specifications of all materials to be used in the external elevations and hard landscaping shall be submitted to and approved in writing by the City Council, as Local Planning Authority, in accordance with the programme as agreed above. The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

The above wording will provide an appropriate trigger for the issue of samples and specifications of materials to the Council whilst importantly allowing the works on the scheme to progress without unnecessary delay. The approach of agreeing samples and specifications in accordance with a programme is well established on developments in Manchester City Centre for instance at 'Ancoats Gardens' (planning permission 118120/FO/2017) another large scale development being delivered by Beech.

Submission Information

The following information has been submitted as part of the applications:

Documents:

- Application Forms for Amendment to Planning Permission 119374/FO/2018.
- Application Forms for Amendment to and Listed Building Consent 119373/LO/2018.
- Application Forms for Amendment to Listed Building Consent 119375/LO/2018.
- Section 73 / Section 19 Minor Material Amendment Supplementary Report.

- Supplementary Report Portfolio of Photographs.
- Heritage Assessment prepared by Paul Butler Associates (the previous Heritage Statements for each building have also been submitted for reference).
- Design Note 001 prepared by Parker Wilson Consulting (relating to sprinkler pipework).

Drawings:

- 061_157_MS E 4TH FLOOR PLAN
- 061_159_MS G PROPOSED PLANS ROOF
- 061_161_BS F UPPER GROUND FLOOR PLAN
- 061_162_BS F 1ST FLOOR PLAN
- 061_163_BS F 2ND FLOOR PLAN
- 061_164_BS G 3RD FLOOR PLAN
- 061_165_BS G 4TH FLOOR PLAN
- 061_166_BS I FIFTH FLOOR PLAN
- 061_167_BS G ROOF
- 061_169_MS E LOWER GROUND FLOOR CEILING PLAN
- 061_170_MS E UPPER GROUND FLOOR CEILING PLAN
- 061_171_MS E 1ST FLOOR CEILING PLAN
- 061_172_MS E 2ND FLOOR CEILING PLAN
- 061_173_MS E 3RD FLOOR CEILING PLAN
- 061_174_MS G 4TH FLOOR CEILING PLAN
- 061_177_BS F LOWER GROUND FLOOR CEILING PLAN
- 061_178_BS F UPPER GROUND FLOOR CEILING PLAN
- 061_179_BS F 1ST FLOOR CEILING PLAN
- 061_180_BS F 2ND FLOOR CEILING PLAN
- 061_181_BS G 3RD FLOOR CEILING PLAN
- 061_182_BS G 4TH FLOOR CEILING PLAN
- 061_183_BS G 5TH FLOOR CEILING PLAN
- 061_184_BS E ROOF TERRACE CEILING PLAN
- 061_207_BS D SECTION C-C
- 061_208_BS G SECTION D-D
- 061_209_MS C SECTION E-E
- 061_501 B TYPICAL WALL TO NEW L&P DETAILS (new drawing)
- 061_910_BS E 1ST FLOOR RETENTION PLAN
- 061_914_BS E ROOF RETENTION PLAN
- 061_106_MS E 4TH FLOOR PLAN
- 061_107_MS D ROOF PLAN
- 061_114_MS F 4TH FLOOR CEILING PLAN
- 061_201_MS C SECTION A-A
- 061_202_MS C SECTION B-B
- 061_203_BS C SECTION C-C
- 061_205_MS E SECTION A-A
- 61_206_MS E SECTION A-A
- 061_211_MS F ELEVATIONS
- 061_212_BS E ELEVATIONS
- 061_213_MS F ELEVATIONS
- 061_214_BS ELEVATIONS Rev H
- 061_240 BLOOM STREET ACTUAL EXTENSION ELEVATIONS Rev F

- 061_241 BLOOM STREET ACTUAL EXTENSION ELEVATIONS 2 Rev F
- 061_502 E ROOF EXTENSION DETAILS

Previously Approved Drawings:

Previously approved drawings which the above drawings will 'substitute' have been submitted and are referenced below:

- 061_157_MS D 4TH FLOOR PLAN
- 061_159_MS E PROPOSED PLANS ROOF
- 061_161_BS E UPPER GROUND FLOOR PLAN
- 061_162_BS E 1ST FLOOR PLAN
- 061_163_BS E 2ND FLOOR PLAN
- 061_164_BS F 3RD FLOOR PLAN
- 061_165_BS F 4TH FLOOR PLAN
- 061_166_BS F 5TH FLOOR PLAN Rev H
- 061_167_BS F TERRACE PLAN
- 061_169_MS D LOWER GROUND FLOOR CEILING PLAN
- 061_170_MS D UPPER GROUND FLOOR CEILING PLAN
- 061_171_MS D 1ST FLOOR CEILING PLAN
- 061_172_MS D 2ND FLOOR CEILING PLAN
- 061_173_MS D 3RD FLOOR CEILING PLAN
- 061_174_MS E 4TH FLOOR CEILING PLAN
- 061_177_BS E LOWER GROUND FLOOR CEILING PLAN
- 061_178_BS E UPPER GROUND FLOOR CEILING PLAN
- 061_179_BS E 1ST FLOOR CEILING PLAN
- 061_180_BS E 2ND FLOOR CEILING PLAN
- 061_181_BS F 3RD FLOOR CEILING PLAN
- 061_182_BS F 4TH FLOOR CEILING PLAN
- 061_183_BS F 5TH FLOOR CEILING PLAN
- 061_184_BS D ROOF TERRACE CEILING PLAN
- 061_205_MS C SECTION A-A
- 061_206_MS C SECTION B-B
- 061_207_BS C SECTION C-C
- 061_208_BS F SECTION D-D
- 061_209_MS C SECTION E-E
- 061_213_MS E ELEVATIONS
- 061_910_BS D 1ST FLOOR RETENTION PLAN
- 061_914_BS D ROOF RETENTION PLAN
- 061_106_MS D 4TH FLOOR PLAN
- 061_107_MS C ROOF PLAN
- 061_114_MS E 4TH FLOOR CEILING PLAN
- 061_201_MS B SECTION A-A
- 061_202_MS B SECTION B-B
- 061_203_BS C SECTION C-C
- 061_211_MS E ELEVATIONS
- 061_212_BS D ELEVATIONS
- 061_214_BS F ELEVATIONS Rev G
- 061_240 C BLOOM STREET EXTENSION ELEVATIONS Rev E

- 061_241 C BLOOM STREET EXTENSION ELEVATIONS 2 Rev E
- 061_176_MS B SPRINKLER RETENTION SYSTEM (Note: previously approved drawing to be deleted)
- 061_502 D ROOF EXTENSION DETAILS

Drawing '061_001 A LOCATION & SITE PLAN' has been submitted which identifies the application site.

We trust that this information is sufficient to enable validation of the amendment applications. The application fee (£234) for the Section 73 amendment application has been paid on submission. No fee is payable for the amendment of the listed building consent conditions.

We look forward to working with the Council to progress these amendment applications through to determination to facilitate the implementation and delivery of the redevelopment of Mindel House and 11 Bloom Street.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', with a stylized flourish at the end.

Ralph Taylor BSc. MPLAN MRTPI
Principal Planner