



Paul Butler Associates

Planning, Development & Heritage Consultants

16 July 2021

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

Ljr/14.936/c3

FAO Jennifer Connor

Dear Julie,

Mindel House and 11 Bloom Street, Manchester

Application for Approval of Details Reserved by Condition attached to Listed Building Consent 119373/LO/2018 and 119375/LO/2018

On behalf of my client Beech Design & Build, please find attached applications for the approval of details reserved by condition. As part of these applications information is submitted in relation to condition 5 of Listed Building Consent 119373/LO/2018 and 119375/LO/2018.

Listed Building Consent 119373/LO/2018 was approved by Manchester City Council on 17 November 2020 and granted approval for 'Listed Building Consent associated with change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street'.

Listed Building Consent 119375/LO/2018 was approved by Manchester City Council on 17 November 2020 and granted approval for 'Listed Building Consent associated with change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street'.

Condition 5 on each approval is identical and states:

5) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk

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Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

In response to these conditions the following information has been submitted:

- Drawing 21-BSD-553-01-01 Rev B 'Perimeter Access Scaffold and Temporary Roof System'.
- Drawing 21-BSD-553-01-02 Rev B 'Perimeter Access Scaffold and Temporary Roof System'.
- Drawing 21-BSD-553-01-03 Rev B 'Perimeter Access Scaffold and Temporary Roof System Drawing Ending 03 – Retention Area'
- Letter from GM Structures regarding Mindel House External Wall Temporary Restraint.
- Perimeter Scaffold and Temporary Roof System document prepared by Cheshire Scaffolds.
- Tie Detail document.
- Windows Schedule.

It is worth emphasising the importance and urgency of installing the scaffolding and associated works which will secure the safety and condition of the buildings, including acting a façade retention of the alleyway elevation of Mindel House which is in a poor condition and represents a safety concern as highlighted in the letter from GM Structures. The scaffold design is detailed on the drawings with tubes passing through existing window openings and fitting tight up to brickwork (note: no physical connections are made and timber boarding will be used to protect the building fabric from the scaffolding installation). The majority of windows in this area are deemed beyond feasible repair. Those that are salvageable will be carefully removed, stored on site and reinstated with the necessary repairs undertaken.

Given the above safety implications rapid discharge of these conditions is therefore sought so that the scaffold can be installed as soon as possible and remove any safety risk associated with the buildings' poor condition.

We trust that this information is sufficient to enable validation and determination of the condition discharge applications. No application fee is payable for the discharge of listed building consent conditions.

We look forward to working with the Council to progress these condition discharge applications through to determination.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Principal Planner