



Paul Butler Associates

Planning, Development & Heritage Consultants

16 April 2021

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

Ljr/14.936/c1

FAO Jennifer Connor

Dear Julie,

Mindel House and 11 Bloom Street, Manchester

Application for Approval of Details Reserved by Condition attached to Planning Permission 119374/FO/2018 and 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 the following conditions:

Decision	Conditions
Planning Permission 119374/FO/2018	8 - Air Quality Mitigation Measures 11 - Final Details: b Detailed schedule and specification for all of repair works / cleaning to the external elevations, d Details of shadow gaps, e Details of any basement tanking, g Detailed specification / methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach i Agree final design of windows m Details of the smoke shaft 12 - Scheme of highway works and details of footpaths reinstatement
Listed Building Consent 119373/LO/2018	4 - Final Details: b Detailed schedule and specification for all of repair works / cleaning to the external elevations, d Details of shadow gaps, e Details of any basement tanking, g Detailed specification / methodology for the new lath and plaster ceilings (or repair of

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	existing lath and plaster ceilings) to confirm a traditional approach i Agree final design of windows m Details of the smoke shaft
Listed Building Consent 119375/LO/2018	4 - Final Details: b Detailed schedule and specification for all of repair works / cleaning to the external elevations, d Details of shadow gaps, e Details of any basement tanking, g Detailed specification / methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach i Agree final design of windows m Details of the smoke shaft

Planning permission 119374/FO/2018 was approved by Manchester Council 17 November 2020 and granted approval for '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 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'.

The numbered conditions of the above planning permission and listed building consents for which discharge is sought and the information submitted as part of the applications is set out below. Our client is keen to secure discharge of these conditions as soon as possible.

Planning Permission 119374/FO/2018 Condition 8: Air Quality Mitigation Measures

Condition 8 states:

8) Prior to commencement of the development detailed mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution [Core Strategy Policy EN16].

In response to this condition an Air Quality Assessment prepared by Redmore Environmental has been submitted. The report identifies appropriate mitigation measures to be implemented as part of the development. Subject to implementation of these measures the condition can be fully discharged.

Planning Permission 119374/FO/2018 Condition 12: Scheme of highway works and details of footpaths reinstatement

Condition 12 states:

12) Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:

- Installation of buff tactile to facilitate the safe movement of pedestrians at the Minshull Street / Bloom Street junction*
- A pre-condition survey of pavements to Bloom Street, Richmond Street and Minshull Street and a post construction condition survey, and a schedule of repairs (if necessary) with all works to be carried out to the Council's specification.*

The approved scheme shall be implemented and be in place prior to the first occupation of the of the development hereby approved.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

The following information is submitted in partial discharge of this condition:

- Drawing 2987-01-DO1 'Proposed Tactile Paving Crossing Points' prepared by Axis.
- Highways Technical Note 01 (Pre-Construction Footway Condition Survey) prepared by Axis.

Following construction a post-construction survey of pavements and a schedule of any repair (if necessary) will be prepared and submitted to the Council to allow for the condition to be fully discharged.

Planning Permission 119374/FO/2018 Condition 11, Listed Building Consent, 119373/LO/2018 Condition 4, and Listed Building Consent 119375/LO/2018 Condition 4: Final Details

The above conditions require the submission of final details of certain elements of the scheme prior to the commencement of those specific works. The requirement for certain final details are duplicated on the consents:

The information submitted as part of this condition discharge application is set out below:

b Detailed schedule and specification for all of repair works / cleaning to the external elevations.

In response to this condition the following information is submitted:

- 11 Bloom Street Building Envelope Repairs Condition Discharge Information Report.
- 11 Bloom Street Supplementary Portfolio of Photographs.

- Natural Stone Review document by Johnsons Wellfield.

Corresponding documentation for Mindel House is to follow on shortly, or will be submitted as part of a future condition discharge application submission.

d Details of shadow gaps.

Drawing 061_508 Rev B 'Shadow Gap Detail' has been submitted in discharge of this condition.

e Details of any basement tanking.

In response to this condition the following is submitted:

- Drawing 061-701 rev B 'External Wall Finishes Lower Ground Floor'
- Drawing 061-708 rev D 'External Wall Finishes Lower Ground Floor'
- Trace Basements document regarding structural waterproofing measures.

g Detailed specification / methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach

In response to this condition the following is submitted:

- Drawing 061-205 Rev D 'Mindel House Proposed Section A-A'
- Drawing 061-206 Rev D 'Mindel House Proposed Section B-B'

Following detailed design work the architect has commented on the scope for retaining lath and plaster ceilings below:

'Lath and plaster ceilings present on site are limited to BS 1st floor where, upon review of the potential construction process we have established that either side of the existing L&P would need to be removed. This is because where a vertical compartment wall would have to abut the underside of the existing timber floor boards along with a fire stopping detail, access could only be provided for an installer via the removal of a 600mm zone either side of the proposed wall in plan. By the time we have done this there is very little original plaster left. Notwithstanding this if the conservation officer was to request that this is still retained an obtrusive, structurally independent overboarding solution via the floor above would be required. This would potentially cause more damage to the existing historic fabric than we would be saving'.

To account for the above assessment a Section 73 / 19 application is to be progressed to revise the approach to ceilings. This application will be submitted in the coming weeks.

i Agree final design of windows

The following information is submitted in discharge of this condition:

- Drawing 013-MDB-BS-ZZ-EL-A-3101 Rev A 'Bloom Street Existing Window Elevations'
- Drawing 013-MDB-BS-ZZ-SH-A-3102 Rev A 'Bloom Street Existing Window Schedule'
- 11 Bloom Street Building Envelope Repairs Condition Discharge Information Report

- 11 Bloom Street Supplementary Portfolio of Photographs.

A corresponding Building Envelope Repairs Condition Discharge Information Report and Supplementary Portfolio of Photographs for Mindel House is to follow on shortly, or will be submitted as part of a future condition discharge application submission.

(m) Smoke shaft details

Drawing 061_563 Rev D 'Smoke Shaft Details' has been submitted in discharge of this condition.

We trust that this information is sufficient to enable validation of the condition discharge applications, but please do not hesitate to get in touch if you do require anything further. The application fee (£116) for the discharge of planning conditions has been paid on submission. No 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

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