

8th January 2021

FAO – Mr D Brettell
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester
M60 2LA

Dear David,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE DISCHARGE OF CONDITION 5 (CONSTRUCTION MANAGEMENT PLAN)
ASSOCIATED WITH PLANNING PERMISSION REF:125533/FO AND CONDITIONS 4 (HISTORIC
BUILDING SURVEY) & 5 (METHODOLOGY AND SPECIFICATION FOR ASSOCIATED SCAFFOLDING)
ASSOCIATED WITH LISTED BUILDING CONSENT REF:125534/LO AT 47 PETER STREET, MANCHESTER,
M2 3NG
PLANNING PORTAL REFERENCE: PP-09351096 & PP-09351133**

Please find enclosed an application to discharge condition 5 of consent ref:125533/FO and conditions 4 and 5 of listed building consent ref:125534/LO concerning development at 47 Peter Street, Manchester, M2 3NG. The planning consents secured permission for:

"Change of use of upper floors from office (Use Class B1) to hotel (Use Class C1), installation of mezzanine floor at third floor level, partial removal of staircase, reconfiguration of ground floor entrance area to facilitate hotel use, installation of skylights and new stairs, refurbishment, internal alterations, and other associated development."

"LISTED BUILDING CONSENT for internal and external alterations, including installation of mezzanine floor at third floor level, partial removal of staircase, reconfiguration of ground floor entrance area to facilitate hotel use, installation of skylights and new stairs, removal of chimney stack, refurbishment and other associated works, in association with the change of use of upper floors from office (Use Class B1) to hotel (Use Class C1)."

This application is made on behalf of the applicant, Peter Street Developments Limited, and has been submitted online via the Planning Portal (PP-09351096 and PP-09351133). The applications comprise:

- Completed planning application forms;
- Supporting information pack; and
- A planning application fee of £116.00.

Discharge of Conditions

The table below sets out the wording of the conditions to be discharged and the information provided to Manchester City Council for consideration.

Discharge Conditions		
No	Condition	Information Submitted
Planning Consent REF:125533/FO		
5	Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents, which for the avoidance of doubt should include; *Display of an emergency contact number; *Details of Wheel Washing; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Routing strategy and swept path analysis; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; and *Details of how access to adjacent properties would be maintained. Development shall be carried out in accordance with the approved construction management plans.	Construction Management Plan Rev A December 2020 prepared by Medlock FRB
Listed Building Consent		
4	No development shall take place until the applicant or their agents or successors in title has undertaken a Historic England Level 3 historic building survey. This shall be submitted to and approved in writing by Manchester Planning Authority prior to commencement of development, together with details of: 1. The dissemination of the results commensurate with their significance, 2. Provision for archive deposition of the report and records of the site investigation. The survey shall then be disseminated and deposited prior to occupation of the development.	Level 3 Historic Building Survey prepared by Williams Conservation Surveying
5	Before any scaffolding is erected a methodology and specification for any associated scaffolding 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	ACE Scaffolding (M/cr) Ltd S1 Scope of Works 18/12/20 Drawing BDS-6522-05, 14/12/20

	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.	Scaffold Erection & Dismantle on Peter Street, Ref:Q0198
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Conditional Compliance

Planning Consent – REF:125533/FO

Condition 4 – The supporting Construction Management Plan (CMP) sets out in detail how the proposed development will be delivered with due consideration of potential implications upon surrounding amenity, highways, recycling and emissions. The CMP includes within it a site compound plan which identifies, protective fencing, office/welfare facilities and material storage. Highways have already been consulted and the appropriate licenses are already agreed.

Listed Building Consent – REF:125534/LO

Condition 4 – The submitted Level 3 Heritage Recording includes full detail of the history and evolution of the building as well as a full catalogue of archive photographs. The document includes information about the dissemination of the results and archiving of the information.

Condition 5 – The supporting information includes the specification and methodology for the scaffolding and contains details of tie locations, load and restoration following removal.

Summary

This application seeks the discharge of condition 5 associated with planning permission ref:125533/FO and conditions 4 & 5 associated with listed building consent ref:125534/LO.

The planning application fee of **£116.00** has been paid via Planning Portal.

I trust the enclosed information is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please don't hesitate to contact me.

Yours sincerely,



Diane Ellis
Associate Director
Ba (Hons) MA MRTPI PIEMA