

10 December 2020 / 261

Mr. Christopher Smith
Assistant Planning Officer
Development Management - City Centre
Manchester City Council
P.O. Box 532
Town Hall
Manchester M60 2LA

via PLANNING PORTAL

Dear Mr. Smith,

Re: Application to Discharge Condition 4a to Listed Building Consent Ref. 124068/LO/2019, 1830 Warehouse, Science and Industry Museum, Manchester M3 4FP

We hereby submit an application for the approval of details reserved by Condition 4a attached to Listed Building Consent Ref. 124068/LO/2019, which approved the following scheme:

LISTED BUILDING CONSENT for urgent repair works to the 1830 Warehouse, required to prevent weather ingress and deterioration of the building fabric, including external facade works and internal works.

Manchester City Council granted planning permission on 18/05/2020 with the Condition 4a attached to the Listed Building Consent:

Condition 4a

Notwithstanding the approved plans and documents as specified in condition 2, prior to the commencement of development the following shall be submitted for approval in writing by the City Council as local planning authority:

(a) A programme for the issue of physical samples and specifications of all materials to be used on all external elevations and internal areas of the development and drawings to illustrate details of the full sized sample panels/areas that would be produced.

The programme shall include timings for the submission of samples (including sample areas) and specifications of all materials to be used on all of the development to include jointing and fixing details, and a strategy for quality control management.

For the avoidance of doubt the material samples and specifications shall include:

- i) New timber works, including repairs and wood treatments*
- ii) New stonework*
- iii) Repair & replacement of any brickwork*
- iv) Mortar samples*
- v) Cementies and Heliflex/Helibar brickwork sample areas*
- vi) Hopper heads*
- vii) Leadwork.*

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Reason

In the interests of visual amenity and because the proposed works affect the setting of designated heritage assets and careful attention to building work is required to protect the character and appearance of the conservation area and the surrounding listed buildings in accordance with policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

In accordance with Condition 4a details are provided within the respective documents attached to this application, prepared by MBC building contractors on behalf of the client.

The attached submission comprises the following, submitted via the Planning Portal:

- a) This letter.
- b) Signed application form (via planning portal).
- c) PDF report (notes and drawings).

As set out above, we therefore consider the attached material is sufficient for the Council to discharge Condition 4a attached to the decision 124068/LO/2019

If you require additional information or wish to discuss the attachment then please do not hesitate to contact me to discuss.

Yours Sincerely,



Christopher Binsted
For and on behalf of
Studio Downie Architects LLP