



Manchester City Council,
P O Box 532,
Town Hall,
Manchester
M60 2LA

25th March 2021

BY E-MAIL ONLY

Dear Angela,

42 - 46 Thomas Street (including 41-45 Back Turner Street) Manchester M4 1ER

Section 96a application (non-material amendment) to vary Condition 3 (Historic Building Method Statement), Condition 5 (Materials), Condition 8 (Historic Building Survey / Written Scheme of Investigation) and Condition 12 (Acoustic Insulation) of Planning Consent 113475/FO/2016

I write on behalf of Real Estate Development Partnership Ltd ("the applicant"), to advise that a Section 96a application has been submitted today to vary the wording of conditions, 3, 5, 8 and 12 attached to planning ref 113475/FO/2016, which granted consent for;

External alterations and repair and change of use of the upper floors of Grade II listed 7 Kelvin Street and the erection of a linked 4/5 storey building following the demolition of numbers 42 to 48 Thomas Street to provide 20 no dwellings (Class C3) (8 x 1 bed and 12 x 2 bed) with ground floor and basement shop / restaurant (Class A1 or A3) use; and storage space for 20 cycles.

Proposal

The application is submitted following detailed discussions with officers and with the aim of safeguarding the extant consent by allowing limited works to be undertaken to implement the consent.

Proposed Condition Amendments

Amendments to the wording are proposed as follows;

Current wording	Proposed wording
Condition 3	
Notwithstanding the details as set out in condition 2 above no development shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority: (a) Method statements for implementing the approved development to ensure careful conservation led standards and to ensure that no further damage or collapse of the listed building occurs; (b) Following the carrying out of further condition reports details of proposed structural works including any works to the facade to Back Turner Street (with the assumption that there will be minimal intervention, that as much fabric as possible is retained and that means of repair and stabilisation that do not require demolition are adopted (as far as possible);	Notwithstanding the details as set out in condition 2 above no development shall commence, except as set out in the ‘Scope of Works for Implementation’ unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority: (a) Method statements for implementing the approved development to ensure careful conservation led standards and to ensure that no further damage or collapse of the listed building occurs; (b) Following the carrying out of further condition reports details of proposed structural works including any works to the facade to Back Turner Street (with the assumption that there will be minimal intervention, that as much fabric as possible is retained and that means of repair and stabilisation that do not require demolition are adopted (as far as possible);
Condition 5	
Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and the adjacent pavement. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in	Notwithstanding the details submitted with the application, prior to the commencement of development within 1 month of signing the construction contract the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and the adjacent pavement. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and All samples and specifications shall then be submitted and approved in writing by the City

accordance with the programme as agreed above.	Council as local planning authority in accordance with the programme as agreed above.
Condition 8	
No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of historic building survey. The survey is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: - historic building survey (Level 3) - a watching brief on the soft-strip (where necessary) 2. A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the heritage interest represented. 3. Dissemination of the results commensurate with their significance. 4. Provision for archive deposition of the report and records of the site investigation. 5. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.	No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of historic building survey. The survey is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following: A programme of archaeological works will be undertaken in accordance with the approved Written Scheme of Investigation. The WSI covers the following: 1. A phased programme and methodology of investigation and recording to include: - historic building survey (Level 3) - a watching brief on the soft-strip (where necessary) 2. A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the heritage interest represented. 3. Dissemination of the results commensurate with their significance. 4. Provision for archive deposition of the report and records of the site investigation. 5. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.
Condition 12	
Before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from surrounding roads shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted	Before the development commences Prior to commencement above ground a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from surrounding roads shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been

and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.	installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.
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Submission

- Planning application form;
- Scope of Works for Implementation;

An application under s19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 has been submitted alongside this application to vary the conditions on the listed building consent associated with this planning consent.

I trust the submitted information is sufficient to validate this application. However, should you require any further information please do not hesitate to contact me.

Yours sincerely,



George Smith
Planning Manager