Ms Angela Leckie
Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Our Ref: 62261853

4 June 2020

Dear Angela,

APPLICATION FOR DISCHARGE OF CONDITIONS OF PLANNING PERMISSION REF.113475/FO/2016 FOR CONDITIONS 3, 4, 6, 7, 8, 10, 12, 13, 19, 26

I write on behalf of Real Estate Investment (Thomas Street) Ltd in relation to planning permission ref: 113475/FO/2016 to inform you that an application for approval of details reserved by condition has been submitted via Planning Portal (ref: PP-09767432).

This application seeks to discharge Conditions 3, 4, 6, 7, 10, 12, 13, 19 and 26 and comprises the documents listed in Table 1.

The application fee of £116 has been paid via the Planning Portal.

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).

Condition 4

Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items within the listed building 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) Detailed schedule of repairs and specification for all of the repair works to the internal and external fabric (including repointing, works to brickwork and works to roof) to include and a method statement for those works;

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b) Following further survey work, details of repair works to timbers and damproofing (with the assumption that there will be minimal intervention and as much original timber as possible is retained);
c) A detailed audit of all internal and external features of historic and industrial interest that and details of how these will be reused, refurbished or reinstated;
d) Works to the existing windows (with the assumption that all existing timber windows are retained as far as possible);
e) Details of works required to acoustically insulate the apartments to include retention of exposed timbers to underside of floors;
f) Details of new rooflights;
g) Detailed method statement for brick cleaning (internally and externally);
h) Details of the proposed roof insulation;
i) Detailed proposals of works to retain timber linings;
j) Details of M&E including a Strategy setting out design parameters detailing locations for ducting within rooms and details of conduits on exposed walls;
k) A Strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment) and internal mail boxes; and
l) A shadow gap detail which would provide a clear expression of new and original building fabric.

Condition 6

Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, 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; and
- Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan.

Condition 7

Prior to commencement of development a scheme for dealing with the discharge of surface water and which demonstrates that foul and surface water will be drained on a separate system, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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.

Condition 10

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

b) In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

d) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 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.

Condition 13

No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Condition 19

Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Condition 26

Before erection of any external scaffolding to the listed building commences a methodology and specification for that 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 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.

The plans, reports and information required to discharge the conditions is outlined in Table 1 below.

Table 1				
Condition			Reference	Revision
3	a	Refer to Conservation Implementation Strategy 42-50 Thomas Street & 7 Kelvin Street		
	b	Refer to Conservation Implementation Strategy 42-50 Thomas Street & 7 Kelvin Street		
4	a	Refer to Conservation Implementation Strategy 42-50 Thomas Street & 7 Kelvin Street		
	b	Refer to Conservation Implementation Strategy 42-50 Thomas Street & 7 Kelvin Street		
	c	Refer to Conservation Implementation Strategy 42-50 Thomas Street & 7 Kelvin Street		
	d	Refer to Conservation Implementation Strategy 42-50 Thomas Street & 7 Kelvin Street		
	e	Existing Timber Floor build-up	05013_B_08_6202	
	f	Refer to Conservation Implementation Strategy 42-50 Thomas Street & 7 Kelvin Street		
		Listed Building Junction Detail Plan	05013_B1_08_6313	
	g	Refer to Conservation Implementation Strategy 42-50 Thomas Street & 7 Kelvin Street		

	h	Rooflight Detail	05013_B1_08_6313	
	i	Refer to Conservation Implementation Strategy 42-50 Thomas Street & 7 Kelvin Street		
	j	Refer to Conservation Implementation Strategy 42-50 Thomas Street & 7 Kelvin Street		
		Refer to M&E Planning Statement Thomas Street and M&E Drawing Issue Sheet T2 – Thomas Street		
		M&E Planning Statement Thomas Street		
		M&E Drawing Issue Sheet T2 – Thomas Street		
	k	Refer to Conservation Implementation Strategy 42-50 Thomas Street & 7 Kelvin Street		
	l	Listed Building Junction Detail Plan	05013_B1_09_6001	
6		Construction Management Strategy		
7		Stage 3 Drainage Pack		
		Below Ground Drainage	C-100-P01	
		Drainage Details Manholes/Chambers	C-200-P01	
		Drainage Details Sheet 1	C-00-201-P01	
		Drainage Details Sheet 2	C-00-202-P01	
8		Written Scheme of Investigation 42-50 Thomas Street and 7 Kelvin Street SLHA		
10	a	42-50 Thomas Street Phase 1 Desktop Study Rev 00		
	b	42-50 Thomas Street Phase 1 Desktop Study Rev 00		
12		M&E Planning Statement Thomas Street		
		M&E Drawing Issue Sheet T2 – Thomas Street		
		Refer to approved Hann Tucker Noise Impact Assessment Report	23169/NIA1	
13		It is proposed that the recommendations/measures outlined in Sections 4 and 5 in the approved Crime Impact Statement Version A will be implemented		
19		Site Photographs		
		Survey Photographs External 1	SS001	Rev 01
		Survey Photographs External 2	SS001	Rev 01
		Survey Photographs External 3	SS001	Rev 01

		Survey Photographs External 4	SS001	Rev 01
		Survey Photographs 7 Kelvin Street 2nd Floor	SS001	Rev 01
		Survey Photographs7 Kelvin Street 1st Floor	SS001	Rev 01
		Survey Photographs 7 Kelvin Street Ground Floor	SS001	Rev 01
		Survey Photographs 50 Thomas Street 2nd Floor	SS001	Rev 01
		Survey Photographs 48 Thomas Street 2nd Floor	SS001	Rev 01
		Survey Photographs 48-50 Thomas Street 1st Floor	SS001	Rev 01
		Survey Photographs 50 Thomas Street, Ground Floor	SS001	Rev 01
		Survey Photographs 50 Thomas Street Basement	SS001	Rev 01
26		Emergency scaffolding has been installed previously to 7 Kelvin Street ensure the building is structurally supported. Further details of means of affixing can be provided if required. Refer to site photos for means of affixture.		

I trust that the information provided and level of detail is sufficient to discharge the relevant conditions. However, please do not hesitate to get in contact if you have any further questions or require clarification on the above.

Yours sincerely



Hannah Payne
Principal Planner