



Paul Butler Associates

Planning, Development & Heritage Consultants

12 May 2020

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

Ljr/19.1343/rt01c

FAO Carolyn Parry

Dear Julie,

Faulkner House, Faulkner Street, Manchester, M1 4DY
Application for Approval of Details Reserved by Condition attached to Planning Permission
124771/FO/2019

On behalf of my client Bruntwood, please find attached an application for the approval of details reserved by condition. As part of this application we are applying to discharge conditions 3, 5 and 6 attached to planning permission 124771/FO/2019.

Planning permission 124771/FO/2019 was approved by Manchester City Council on 7 February 2020 and granted approval for *'External alterations including replacement windows on upper floors, installation of new mechanical plant on roof with screening, together with new ductwork and associated works'*.

The numbered conditions for which discharge is sought and the information submitted as part of this application is set out below. We are eager to secure discharge of these conditions as soon as possible.

Condition 3: Construction / Fit-out Management Plan

Condition 3 states:

'3) Prior to the commencement of the development, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include;

- *Hours of site opening/operation*
- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Details regarding location, removal and recycling of waste (site waste management plan);*
- *Phasing and quantification/classification of vehicular activity*
- *Types and frequency of vehicular demands*
- *Routing strategy and swept path analysis;*
- *Parking for construction vehicles and staff;*
- *Sheeting over of construction vehicles;*

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk

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- A commentary/consideration of ongoing construction works in the locality;
- Construction and demolition/strip-out methods to be used, including the use of cranes (and their location);
- The erection and maintenance of security hoardings;
- Details on the timing of construction of scaffolding;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times
- Noise from the proposed development works
- Community consultation strategy.

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

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Core Strategy’.

In response to this condition a Construction & Environmental Management Plan has been prepared by Bruntwood and provides the information required by the condition.

Condition 5: Material Samples and Specifications of new window frames, glazing and spandrel panels

Condition 5 states:

‘5) Prior to the new window system being installed, material samples and specifications for the new frames, glazing and spandrel panels shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to policy DM1 of the Core Strategy’.

In response to this condition the following drawing is submitted:

- ‘Faulkner House – Window Replacement Frame Sample Photographs’.

The architect and applicant have reviewed the sample and confirm that it aligns with the specification outlined in the planning permission and meets their high standards.

Condition 6: Material Samples and Specifications for the cladding/screening to the new vertical ducting/flue and roof-top plant

Condition 6 states:

‘6) Prior to the cladding/screening for the new vertical ducting/flue and roof-top plant being installed, material samples and specifications for the cladding/screening shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to policy DM1 of the Core Strategy’.

In response to this condition the following drawing is submitted:

- 'Faulkner House – New Louvre Screen Sample Photographs'

Again the architect and applicant have reviewed the sample and confirm that it aligns with the specification outlined in the planning permission and meets their high standards.

We trust that this information is sufficient to enable validation of this application, but please do not hesitate to get in touch if you do require anything further. The application fee (£116) has been paid on submission of the application.

We look forward to working with the Council to progress the application through to determination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', is positioned above the printed name.

Ralph Taylor BSc. MPLAN MRTPI
Senior Planner