

Cheetwood House

21 Newton Street
Manchester
M1 1FZ

architecture:m

RIBA  Chartered Practice

a: Moravian College
14 Fairfield Square
Manchester
M43 6AD
t: +44 [0] 161 370 6166
e: mail@architecturem.co.uk
w: www.architecturem.co.uk

- 1. Condition 01
- 2. Condition 02
- 3. Condition 03

Responses are marked in RED.

Condition 01

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.'

This will be done.

Condition 02

2. The development hereby approved shall be carried out in accordance with the following:

484-123.1 - 1F Room 1
484-123.2 - 1F Room 2
484-123.3 - 1F Room 3
484-123.4 - 1F Room 4
484-123.5 - 1F Room 5
484-123.6 - 1F Room 6
484-123.7 - 1F Room 7

484-133.1 - 2F Room 1
484-133.2 - 2F Room 2
484-133.3 - 2F Room 3
484-133.4 - 2F Room 4
484-133.5 - 2F Room 5
484-133.6 - 2F Room 6
484-133.7 - 2F Room 7

484-143.1 - 3F Room 1
484-143.2 - 3F Room 2
484-143.3 - 3F Room 3
484-143.4 - 3F Room 4
484-143.5 - 3F Room 5
484-143.6 - 3F Room 6
484-143.7 - 3F Room 7
484-143.8 - 3F Room 8

484-153.1 - 4F Room 1
484-153.2 - 4F Room 2
484-153.3 - 4F Room 3
484-153.4 - 4F Room 4
484-153.5 - 4F Room 5
484-153.6 - 4F Room 6
484-153.7 - 4F Room 7
484-153.8 - 4F Room 8
484-153.9 - 4F Room 9

484-219 rev A - GF Ceiling & Skirting

484-220 - 1F GA
484-221 - 1F Demolition
484-222 rev A - 1F Ceiling & Skirting
484-223 - 1F Radiators/Heating
484-224 rev A - 1F Electrical

484-230 - 2F GA
484-231 - 2F Demolition
484-232 rev A - 2F Ceiling & Skirting
484-233 - 2F Radiators/Heating
484-234 rev A - 2F Electrical

484-240 rev A - 3F GA
484-241 - 3F Demolition
484-242 rev A - 3F Ceiling & Skirting
484-243 - 3F Radiators/Heating

484-244 rev A - 3F Electrical

484-250 rev A - 4F GA
484-251 - 4F Demolition
484-252 rev A - 4F Ceiling & Skirting
484-253 - 4F Radiators/Heating
484-254 - 4F Electrical received by the City Council as local planning authority on 17 March 2020

484-226 rev A - 1F Door Schedule
484-236 rev A - 2F Door Schedule
484-246 - 3F Door Schedule
484-256 rev A - 4F Door Schedule

484-225 rev A - 1F Window Schedule
484-235 rev A - 2F Window Schedule
484-245 rev A - 3F Window Schedule
484-255 rev A - 4F Window Schedule

484-410 rev A - Floor Buildup/Repair
484-411 - Window Detail - Plan
484-412 rev A - Window Detail - Section
484-413 rev A - Airsource Heat Pump
484-414 rev A - Kitchenette Detail
484-415 rev A - 4F Meeting Room

473-001 - Location Plan
473-101 - Existing Basement Plan
473-102 - Existing Basement Ceiling Plan
473-103 - Basement Heritage ID
473-111 - Existing Ground Floor Plan
473-112 - Existing GF Ceiling Plan
473-113 REV A - GF Heritage ID

473-201 - Demo Plan - Basement
473-202 - Proposed Basement Plan
473-203 rev A - Proposed Basement Ceiling
473-204 rev A - Proposed Basement Floor Finish
473-205 - Proposed Basement Ventilation Planning
473-211 - Demo Plan - GF
473-212 - Proposed GF Plan
473-213 rev A - Proposed GF Ceiling
473-214- Proposed GF Floor Finish
473-215 - Proposed GF Ventilation
473-260 - Street Elevations
473-261 - Shopfront Elev - Newton St
473-262 rev A - Shopfront Elev - Dale St
473-263 rev A - Elevation - Cavell Street
473-265 - Shopfront Details I
473-266 - Shopfront Details II
473-267 - Advertising Detail
473-268 - Cycle & Bin Store
473-400 rev A - Glazed Screen
473-401 - Level Access
473-402 rev A - Level Access

473-403 rev A - Archway Detail
473-404 - Bin Store Doorway
473-405 - Ceiling Ducts and Trays
473-406 - Column Protection
473-407 - AC Unit
473-408 rev A - Shadow Gap Detail
473-409 rev A - Glazed Screen

AC Specification received by the City Council as local planning authority on 20 January 2020;

Combi Steamer Extraction Hood received by the City Council as local planning authority on 20 January 2020;

Crime Impact Assessment (Sean Bastow's email to Matthew@ArchitectureM dated 15 October 2019) received by the City Council as local planning authority on 20 January 2020;

Lintel Specification received by the City Council as local planning authority on 20 January 2020;

Stair Void Infill received by the City Council as local planning authority on 20 January 2020;

TGL Operating Schedule received by the City Council as local planning authority on 20 January 2020;

Noise Impact Assessment by Hepworth Acoustics Report No: P19-407-R01v1 dated August 2019;

Technical Details - Pavement Light received by the City Council as local planning authority on 17 March 2020;

Schedule of Works Rev A dated March 2020 received by the City Council as local planning authority on 17 March 2020;

Design and Access Statement received by the City Council as local planning authority on 16 January 2020;

Waste Management Proforma Appendix E received by the City Council as local planning authority on 16 January 2020

This will be done.

3. Notwithstanding the details shown in the approved drawings and documents, as set out in condition 2 above, before development commences final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a. A specification and method statement for any works to windows including repair, draughtproofing, painting and reinstatement;
- Repair

Method stament has been provided within the Schedule of Works document, reference *'2. Window - Repair'*

- Draughtproofing

Method stament has been provided within the Schedule of Works document, reference *'4. Window - Draughtproofing'*

- Painting

Method stament has been provided within the Schedule of Works document, reference *'3. Window - Painting'*

- Reinstatement

No windows are being reinstated - all windows are currently in place or operational. The only windows which would be considered to be reinstated is:

- that dealt with the repair work to external elevation regarding the stone work whcih requires further dialogue & confirmation and,
- the window along Cavell St which is currently boarded over at the end of the shop front facade. This is to be reinstated in the same style and fashion to the adjoining window frame and glazing.

- b. Details including method statements of any repair work to external elevations, including samples of materials;

Method stament has been provided within the Schedule of Works document, reference *'18. Repair Work to External Elevation'*

- c. Details including method statement of cleaning of external elevations;

Method stament has been provided within the Schedule of Works document, reference *'17. Cleaning of External Elevation'*

- d. Details including method statements of any repair / making good works to the roof;

Method stament has been provided within the Schedule of Works document, reference *'19. Repair / Making good works to roof'*

- e. Colour of any external painting including rainwater goods, doors and window frames;

All colours are to match existing rainwater goods, doors and window frames

- f. Details of the design of a timber door to the ground floor loading slot on Cavell Street;

Drawing provided, reference *'263-Elevation - Cavell Street.pdf'* with timber door detail in ground floor loading slot on Cavell Street.

- g. Details of the proposed balconies to the former loading slots on Cavell Street;

Drawing provided, reference *'413-Airsource Heat Pump.pdf'* with proposed balcony details in former loading slots on Cavell St.

- h. Details including method statements of any repair work to historic cornicing;

Method stament has been provided within the Schedule of Works document, reference *'6. Cornicing Repairs'*.

- i. Details including method statements of any repair work to historic skirting boards;

Method stament has been provided within the Schedule of Works document, reference *'8. Skirting Repairs'*.

- j. Details including method statements of any repair work to floors;

Method stament has been provided within the Schedule of Works document, reference *'10. Floor Build-up Repair'*.

- k. Details including method statements of any repair work to ceilings;

Method stament has been provided within the Schedule of Works document, reference *'7. Ceiling Repairs'*.

- l. Details including method statements of any repair work to walls;

Method stament has been provided within the Schedule of Works document, reference *'11. Wall Repair'*.

- m. Details of the junctions of any metal studding or plasterboard partitions with historic fabric;

Method stament has been provided within the Schedule of Works document, reference *'14. Metal Studwork Partitions'*.

- n. Paint removal specification and methodology;

Method stament has been provided within the Schedule of Works document, reference *'13. Paint Removal'*.

- o. Locations and details (including any fixtures and fittings) of any external lighting, TV aerials and CCTV cameras, as well as any other fixtures or fittings required to implement the recommendations of the Crime Impact Assessment referred to in Condition 10;

CCTV camera specification and location are referenced within Condition 10 of application to discharge of Planning Conditions for: 125943/FO/2020

- p. Works to repair / replace existing pavement lights including method statement;

Method stament has been provided within the Schedule of Works document, reference *'15. Pavement Lights'*.

Also reference seperate document *'NAG-P150-100.pdf'* for further detailed specification of pavement lights.

- q. Details of repairs or modifications to retained staircases;

Method stament has been provided within the Schedule of Works document, reference *'16. Stair Retention'*.

Also reference seperate document *'Stairs Structural Report.pdf'* for further investigation and proposal of stair retention.

- r. Details of power connections from the proposed cable trays to the desks in the upper floor offices.

It was discussed with MCC during a site visit that perimeter trunking was not preferred but cable trays were acceptable to allow for clutter free walls. This still requires a connection to desks which is discrete whilst functional.

Seperate document *'Ceiling to Desk Containment.pdf'* suggests 20mm galvanised steel conduit to provide power from containment trays to desks, sockets would be integrated within the desks to reduce the number of perimeter sockets required.