

16th March 2020

FAO Ms Angela Leckie
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester
M60 2LA

Dear Angela,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 6 (CONSTRUCTION MANAGEMENT PLAN), 7 (SECURE BY DESIGN), 16 (ARCHAEOLOGICAL WORKS), 18 (SCAFFOLDING), 19 (CONSERVATION REPAIRS) AND 24 (SERVICING) OF CONSENTS 123700/JO/2019 AND 125562/NMC/2019 AT 79 MOSLEY STREET, MANCHESTER, M2 3LQ**

Please find enclosed an application to discharge Conditions 6 (Construction Management Plan), 7 (Secure By Design), 16 (Archaeological Works), 18 (Scaffolding), 19 (Conservation Repairs) and 24 (Servicing) of consent 123700/JO/2019 as amended by 125562/NMC/2019, at 79 Mosley Street, Manchester, M2 3LA

The original planning consent (ref: 118398/FO/2017) was varied under a Section 73 application 123700/JO/2019 and subsequently a Section 96a application reference, 125562/NMC/2019. This application seeks to discharge conditions attached to the Section 73 consent as amended by the Section 96a consent. It is submitted alongside an application to discharge conditions attached to the related listed building consent reference 125560/JO/2019.

The development proposes the:-

'Creation of 1 x basement unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments), B1 (offices) and 1 x ground floor unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments) with offices (Class B1) above (floors 1 to 5) following refurbishment of building to include internal demolition works, excavation works to create a level basement, construction of replacement floors and associated internal structure, mansard roof extension, roof-top plant, refurbishment of the façade and windows and exposure / reinstatement of original shop frontage (77a Mosley Street) and associated works'

This application has been made on behalf of the applicant, 'BBRE (79 Mosley Street) Ltd', and has been submitted online via the Planning Portal (PP-08592387). The application comprises of the completed planning application forms and the suite of supporting information as set out in Table 1.0 below.

Table 1.0 Discharge of Conditions

No	Condition	Information submitted
6	Prior to the commencement of development other than the works identified in 2(k) a detailed construction management plans outlining working practices during development shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents, 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; *Sheeting over of construction vehicles; and *Details of how access to adjacent properties would be maintained. Development shall be carried out in accordance with the approved construction management plans.	Construction Management Plan Rev 05- Prepared by Russells Construction Scaffolding Plan, prepared by Connolly Scaffolding Ltd Metrolink Email Correspondence Preliminary Test Tie Layout - BDS-5744-01 Rev A- Prepared by Connolly Scaffolding Ltd Proposed Facade Monitoring Regime- Prepared by Tier Consult
7	No works other than those identified in condition 2 (k) shall commence unless and until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how the development would seek to achieve secure by design accreditation, 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 or agreed any elements of noncompliance and the reasons for these.	Letters dated 13th June 2019 and 25th July 2019 between architects PRP and GMP Design for Security (Partial discharge for first part sought)
16	No development other than the works identified in condition 2 (k) shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are 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:	Written Scheme of Investigation- Prepared by Wardell Armstrong Method Statement for Soft Strip Works- Prepared by Stephen Levrant Heritage Architecture

	1. A phased programme and methodology of investigation and recording to include: - a Historic England Level 3 historic building survey - a watching brief during stripping out work to record historic fabric 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 archaeological and historical 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.	(Historic England Level 3 historic building survey to be submitted shortly)
18	Before any scaffolding and support structures for the facade are erected a methodology and specification for any associated scaffolding and support structure for the facade 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.	Scaffolding Plan, prepared by Connolly Scaffolding Ltd Metrolink Email Correspondence Preliminary Test Tie Layout - BDS-5744-01 Rev A- Prepared by Connolly Scaffolding Ltd Proposed Facade Monitoring Regime- Prepared by Tier Consult
19	Notwithstanding the details as set out in condition 2 above and the submitted 77-79 Mosley Street, Manchester - Schedule of External Conservation Repairs by Grade 2 Structural Repairs Ltd. Revision: 1.1 Dated: November 2017 no works relating to each of the following items shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority: (a) Details of how windows would be removed, repaired and reinstated; (b) Details of secondary glazing including its position within the retained window opening; (c) Details of the proposed method of external cleaning;	Conservation Strategy - Prepared by Stephen Levrant Heritage Architecture External Facade Survey- Prepared by Quadriga Contracts Scaffolding Plan, prepared by Connolly Scaffolding Ltd Metrolink Email Correspondence Preliminary Test Tie Layout - BDS-5744-01 Rev A- Prepared by Connolly Scaffolding Ltd

	(d) Details of the proposed method of external repair; and (e) Final method statement for facade retention; and (f) Final details of the temporary opening up works on the Back George Street elevation	Proposed Facade Monitoring Regime- Prepared by Tier Consult
24	Prior to the commencement of development other than the works identified in 2(k) a detailed temporary and permanent servicing strategy for the building outlining how servicing and site traffic access will be maintained to adjacent buildings shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents. Servicing shall be carried out in accordance with the approved construction management plan.	For the construction phase refer to:- Russells - Construction Management Plan Rev05 (Partial discharge for construction phase sought, operational stage will be provided prior to occupation)

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



Diane Ellis
Associate Planner

Encs: *Supporting Application Documentation*