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13 February 2018

Manchester City Council
PO Box 532
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M60 2LA

FAO Emily Booth

Dear Emily

Dantzic Building - Discharge of Condition Application for Condition 4 for Listed Building Consent Reference: 117385/LO/2017

Further to recent correspondence, I am pleased to enclose a discharge of condition application (made under Section 73 of the Town and Country Planning Act 1990) on behalf of our client, NOMA (GP) Ltd, relating to the Dantzic Building Listed Building Consent Reference: 117385/LO/2017.

The application has been submitted via the Planning Portal (ref: PP-06720824), and comprises the following documents:

- Completed Application Forms and Cover Letter; and
- Proposed Drawings (Please see Appendix A for the full list of supporting drawings and condition schedule).

Background

Listed Building Consent was granted on the 19 January 2018 for; *internal and external alterations to the Grade II Listed Dantzic Building including replacement of all windows; reconfiguration of external fire escape door; installation of rooftop plant; reconfiguration of the main entrance and reception area; installation of new WCs on all floors; repair of existing stair and lobby areas; and associated works* (LPA ref: 117385/LO/2017). NOMA (GP) Ltd now wish to undertake the proposed works and information contained within this application is submitted to partially address the requirements of pre-commencement Condition 4 and seeks to address parts M, Q, R, and U of the condition.

Condition 4– Final Details

Condition 4 states:

Notwithstanding the details shown in the approved documents and detailed in conditions 2, 3 and 4 of this consent, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

(l) Internal wall details;
(m) Stairs and ramp details;
(n) Roof details;
(o) Ceiling details;
(p) Floor details;
(q) Structural detailing for new interventions;
(r) Details of repairs and any reinforcement works to structural elements including trusses, cast iron beams, floors etc.

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(s) Fire protection measures;
(t) The Level 2 lobby;
(u) Windows;
(v) Roof level plant screen.

The enclosed drawings as set out within the Condition 4 Schedule (please see Appendix A), include details to address parts M, Q, R, and U of Condition 4.

I trust this application is in order and request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of Condition 4 as outlined above.

Should you have any questions or require additional information, please contact me on the details provided or contact my colleague Katie Wray on kawray@deloitte.co.uk or 0161 455 6350.

Yours faithfully,



John Cooper
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Appendix A –Condition 4 Schedule

LBC Reference	Requirement	Comments
M	Stairs and ramp details	The drawing below is submitted to address part M. This drawing provides details of the Proposed General Arrangement, floor finish and Conservation Strategy for the existing manumarble for the stair. 5814-24-835 Please note that details for the ramp will be provided at a later stage and therefore we request that this part is partially discharged.
Q	Structural detailing for new interventions	The list of drawings below are submitted to address part Q. These drawings provide details of new structural interventions into the building. HC-17204-(20)-01 HC-17204-(20)-02 HC-17204-(20)-03 HC-17204-(20)-04 HC-17204-(20)-05 HC-17204-(20)-06 HC-17204-(20)-07 HC-17204-(20)-08 HC-17204-(20)-09 HC-17204-(20)-10 HC-17204-(20)-11 HC-17204-(20)-12
R	Details of repairs and any reinforcement works to structural elements.	The list of drawings below are submitted to address part R. These drawings provide details of repair, reinforcement works and making good works. HC-17204-(20)-13 HC-17204-(20)-15 HC-17204-(20)-16 HC-17204-(20)-17 HC-17204-(20)-18

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U	Windows	The list of drawings below are submitted to address part U. These drawings provide detailed window sections and details on the method of opening. Please note that there are two handle options for the Ironmongery finishes for your review which can be viewed on site along with the window material. 3072-01-B 3072-02-F 3072-03-D 3072-04-E 3072-05-B 3072-06-B 3072-07-B 3072-08-B 3072-09-C 3072-10-B 3072-11-B 3072-12-A 3072-13-A 3072-14-A 3072-15-A 3072-16-B 3072-17-A 3072-18-B 3072-19-B 3072-20-A 3072-21-B 3072-22-A These drawings should be read in conjunction with approved window types elevations plans prepared by Sheppard Robson reference 5814-31-825 to 5814-31-828 as annotated and provided for information purposes only with this application.