MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Mark	Surname:	Valentine
Company name:	Directorate of Estates and Facilities				
Street address:	University of Manchester				
	Oxford Road		Telephone number:	01613065572	
			Mobile number:		
Town/City:	MANCHESTER		Fax number:		
Country:			Email address:		
Postcode:	M13 9PL		mark.valentine@manchester.ac.uk		

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Miss	First Name:	Delyth	Surname:	Williams
Company name:	Purcell				
Street address:	Carver's Warehouse				
	77 Dale Street		Telephone number:	01613007747	
			Mobile number:		
Town/City:	Manchester		Fax number:		
Country:			Email address:		
Postcode:	M1 2HG		manchester@purcelluk.com		

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: University of Manchester

Street address: Oxford Road

Town/City: MANCHESTER

Postcode: M13 9PL

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 384615

Northing: 396824

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr | First name: Tony | Surname: Mitchell

Reference:

Date (DD/MM/YYYY): 12/04/2016 (Must be pre-application submission)

Details of the pre-application advice received:

Condition 3: The justification document for the replacement of all timber windows was agreed at the meeting 7th January 2016 – please refer to attached minutes. At the meeting of the 12th April 2016, it was agreed for clarity and to satisfy this condition, that the justification document was to be re-issued along with drawings and details of the types of timber windows, as a means of mitigating any confusion from previous years of dialogue, meetings and information issued.
Condition 4: At our meeting of 12th April 2016, it was agreed that the use of new Welsh blue-grey slates can be used on the inner slopes of roof Ref's: 2A, 2B, 2D, 2C, 3B, 4A & 4B – Please refer to Drawing 234500-201A[A1L] as attached for locations. This proposal was accepted by you following our discussion of the specialist advice received, confirming that approximately 50% of the Westmorland Olive Green would realistically be salvageable. We reiterate that the intent remains to salvage and re-use as much as possible of the Westmorland.

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Internal alterations including: strip-out of modern partitions, fixtures and fittings;
extension of existing lightwell to basement level to accommodate new staircase; new M&E installation; general refurbishment and rearrangement works to provide improved educational spaces along with provision of lifts and raised access floor to provide level access.
External alterations including: new double glazing to match historic fenestration patterns; provision of new external lightwells and railings to basement level and new basement windows; infill of existing courtyard to provide circulation space; partial demolition of Polygonal Laboratory to accommodate new entrance foyer and provision of new Burlington Street entrance; demolition of Dixon Stores; repair and partial replacement of existing gutters and rainwater pipes; repair and cleaning of existing masonry; and re roofing to match existing.

Application reference number: 106068/LO/2014/C1 | Date of decision: 18/08/2014

Please state the condition number(s) to which this application relates:
Condition number(s):

Condition 3 & Condition 4

Has the development already started? (•) Yes ( ) No | If Yes, please state when the development was started: 01/01/2015

Has the development been completed? ( ) Yes (•) No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Condition 3: The justification document for the replacement of all timber windows was agreed at the meeting 7th January 2016 - please refer to attached minutes.

Please find enclosed the following drawings and documents:

- 013-234500-DOC-004- Window replacement justification.
- 5760L(2-)20 Proposed Elevations 01(4)
- 5760L(2-)21 Proposed Elevations 02(04)
- 5760L(2-)22 Proposed Elevations 03(04)
- 5760L(2-)23 Proposed Elevations 04(04)
- 5760L(2-)24 Proposed Elevations 05(05)
- 5760L(2-)25 Proposed Elevations 06(04)
- 5760L(2-)26 Proposed Elevations 07(04)
- 5760L(2-)27 Proposed Elevations 08(04)
- 5760L(2-)29 Proposed Elevations 10(02)
- L(31) 30 Window References Lower ground floor plan
- L(31) 31 Window References Ground floor plan
- L(31) 32 Window References First floor plan
- L(31) 33 Window References Second floor plan
- L(31) 34 Window References Third floor plan
- L(31) 35 Window References Fourth floor plan
- L(31) 38 Typical steel window remedial works (-)
- L(31) 39 Window reveal remedial works (-)
- OD155B= GRAHAM MANCHESTER 04-11-2015
- OD155C= GRAHAM MANCHESTER 04-11-2015
- OD155D MANCHESTER 04-11-2015
- 2016-04-19-5760-Coup3-NBS L10 Windows and Rooflights

Condition 4: Drawing 201A shows the proposed roof coverings, including re-use

Please find enclosed the following drawings and documents which include details of refurbishment/ repair of the existing roofs:

- Schedule of Work Tender Issue Rev D
- 234500 Coupland 3 specification, G, H, J, K, M & R
- 234500-201A-[A1L]
- 234500-210-[A1P]
- 234500-211-[A1P]
- 234500-212-[A1P]
- 234500-213-[A1L]
- 234500-214-[A1L]
- 234500-215-[A1L]
- 234500-216-[A1L]
- 234500-217-[A1L]
- 234500-218-[A1L]
- 234500-219-[A1L]
- 234500-300-[A3L]
- 234500-302-[A3L]
- 234500-304-[A3L]
- 234500-308-[A3L]
- 234500-310-[A3L]
- 234500-311-[A3L]
- 234500-320-[A3L]
- 234500-321-[A3L]
- 234500-323-[A3L]
- 234500-325-[A3L]
- 234500-326-[A3L]
- 234500-327-[A3L]
- 234500-328-[A3L]
- 234500-330-[A3L]
- 234500-331-[A3L]
- 234500-332-[A3L]
- 234500-333-[A3L]
- 234500-377-[A3L]
- 234500-378-[A3L]
- 234500-379-[A3L]
- 234500-380-[A3L]

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? ○ Yes ◉ No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 28/04/2016