

Listed Building Consent for the Installation of 2No. Non-illuminated Plague Signs and 2No. Illuminated Window Signs at 38 Mosley Street, Manchester, M2 3AZ – 142188/LO/2025

Method Statement for Removal and Repair of Two External Signs

Background

Condition 3 attached to Listed Building Consent 142188/LO/2025 states that within one month of the decision a scheme outlining a schedule of works for the removal of unauthorised signs and the subsequent repair of any fixing points/adhesives shall be submitted to and approved in writing by the City Council at Local Planning Authority. Any such scheme shall require unauthorised signage to be removed and repairs undertaken within three months of the date of this Decision Notice.

Three signs were displayed at 38 Mosley Street using the previous fixing points, no new holes being drilled. As part of the aforementioned Listed Building Consent, one is to be removed and another repositioned, the third being revised but retained.

Approach

As the signage was installed using screws and existing holes, with no other fixings, the removal of the signage is straight forward and does not require a specialist contractor.

With respect to the repair, if any fixing remains in situ it will be carefully drilled out so as not to affect the existing stone work. The hole will then to be cleaned of any dust and debris, in preparation for repair mortar.

The repair will comprise granite dust within an inert mortar, infilling the hole until flush. The surface (which includes the matching granite dust) will then be stippled as it cures to create a similar texture to the surrounding stonework. Once fully cured, the area will be cleaned and left ready for handover.

The work is to be undertaken by a suitably trained and experienced stone mason who undertook some repair works within the building, namely;

Steve Gerrard

Stone Central (NW) Limited Dutch Barn, Hall Lane, Bold WA9 4SJ,

Email address www.stonecentral.co.uk

Conclusion

As the external signs used previous fixing holes, which were readily visible, the expectation is that the works would improve upon the previous situation, to the benefit of the listed asset.