

16th October 2025

For the attention of Manchester City Council (MCC)

RE: Oldham St, Manchester

Dear MCC,

Further to Condition 41, relating to scaffolding methodology to support the façade works as outlined in the below:

"Before any works necessary to implement the approval commence, 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."

We would be pleased to address your queries in the points below:

- The scaffold will be designed to TG20 standards and can be erected by any member of the NASC (National Access & Scaffolding Confederation). All of our scaffolding contractors are NASC members.
- The scaffold will extend approximately 1-2 m from the building onto the pavement. The bottom lift will be double-boarded with visqueen sheeting between to protect the public from falling debris.
- Pedestrian access will be maintained at all times, with scaffold tubes protected at ground level using foam padding.
- The scaffold will be tied into the building using M16 scaffold ring ties. On brickwork façades, ties will be inserted into the masonry joints and fully pointed up upon removal. On rendered façades, ties will be fixed through the render into the underlying masonry, with all areas repaired upon completion and dismantling of the scaffold.
- 16 tie locations are anticipated across the façade: 4 at high level, 4 at mid-level, and 4 at low level.
- All other areas of the façade will be protected from scaffold tubes using end caps.
- Any areas of the façade affected by the scaffold will be fully remediated upon dismantle.
- The works will be undertaken by Quadriga.

Should you have any further queries regarding our proposed scope please do not hesitate to get in touch.

Assuring you of our closest attention,

Max Pearson



GADBROOK HOUSE
GADBROOK PARK
RUDHEATH
NORTHWICH
CHESHIRE CW9 7RG

T: 01606 330888

E: info@quadrigaltd.com
W: www.quadrigaltd.com

