Paul Mason & Michael Pearson
Manchester City Council
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9892 | Hotel Gotham
02/10/2025

Dear Mr Mason and Mr Pearson,

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100 King Street - Section 19 Application

Following numerous discussions with MCC regarding the extant Listed Building Consent '139882/LO/2024', we enclose an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The wording of two conditions of 139882/LO/2024 prohibit discharging until the end of the consented works. It is the intention of this Section 19 Application to alter the wording of these conditions to allow discharging over 4No. phases. This will enable the Contractor to dismantle portions of scaffolding upon the discharging of each phase and remove the risk of noncompliance, forcing the re-erection of scaffolding. The 4No. phases will relate to the 4No. primary cardinal elevations of the building and are illustrated on the enclosed Phasing Diagram.

As advised, we have included only documentation which differs to that of 139882/LO/2024 but understand that all previous documentation will still be live under the new consent. The only new document being submitted is the Phasing Diagram; all other documents within this application are submitted to discharge conditions.

Conditions which this application proposes to change (5 & &) and the reasoning for such are scheduled on following pages. The wording of conditions are shown in *italics*. Problematic wording of a condition is shown in *red italics*. An explanation of the issues relating to condition discharge and proposed resolutions are shown in purple.

We trust that this application explains the requirement for alterations to the wording of conditions and that our proposals for new wording are clear. We look forward to continued liaison with MCC throughout the remaining works at 100 King Street.

Yours Sincerely

Andrew Harris | Architect

for **Buttress**

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Certified B Corporation

Condition 5

"Notwithstanding the provisions of condition 2, prior to the commencement of any external repair works and the completion of the approved installation works, the following shall be submitted to and agreed in writing by the City Council as local planning authority:

a) […prior to the commencement…] A scheme that shall identify all external repair works to be carried out as part of the development and a timescale for their implementation.

Scaffolding access is not available to survey all work areas as is being erected on an elevation-by-elevation basis due to the vast scale of the building (with 2no. elevations being scaffolded simultaneously). Phasing of this condition will enable masonry defect surveys to take place when scaffolding is available. Associated documentation to be provided for the discharge of this condition includes:

- 'Defect Surveys' by the Main Contractor identifying any fractures to the masonry.
- 'Masonry Repairs Schedules' by the Heritage Architects identifying proposed repairs (work is limited to repairs directly associated with the installation of the Cathodic Protection System).
- Structural Repair Drawings by Heritage Structural Engineers detailing repairs to areas deemed structurally unsound.

b) […prior to the commencement…] Method statement for the installation of new repair works; material repair samples for stone, masonry and mortar; and samples of any necessary cleaning works."

(Previously agreed with MCC.)
Method Statements/ installation guidelines are included in the Structural Engineer's Repair Drawings (which are being compiled as scaffold permits). Some areas of masonry which require structural repair only become apparent once masonry chases have been made (therefore unknowable prior to commencement).

Material Repair Sample: The repair of existing fabric is being prioritised over the introduction of new stone. Mortar samples have been agreed (see Sub-contractor's 'Sample Report' enclosed identifying accepted pointing mix sample). Cleaning works have been omitted from the project.

Condition 7

b) "*Upon the completion of the works put forward within part a of this condition, a verification report to confirm that the works have been carried out and have been successfully completed shall be submitted to and approved in writing by the City Council as Local Planning Authority. Any instances of non-conformity with the recommendations/measures in the report shall be detailed along with any measures required to ensure the successful implementation of the scheme."*

The introduction of phasing to this condition will minimise risk to the applicant, who, in the conditions current form, cannot discharge a condition until completion of the whole works. In the event of noncompliance, the re-erection of scaffolding would be required at great cost and prolongation of the works. The proposal is for MCC to 'sign-off' (discharge) each elevation to allow removal of scaffolding.

Discharge of Conditions Documentation

Condition 3 [Scaffolding] D.O.C

Drawing 24-631-01-01 Revision A

Drawing 24-631-01-02 Revision A

Drawing 24-631-01-03 Revision A

Drawing 24-631-01-04 Revision A

Drawing 24-631-01-05 Revision A

Drawing 24-631-01-06 Revision A

Drawing 24-631-01-07 Revision A

Drawing 24-631-01-08 Revision A

Drawing 24-631-01-09 Revision A

Condition 5b [Masonry Repairs] D.O.C (following alteration to include phasing)

Sample Report - Gotham Hotel, Manchester Agreed Sample Info

Phase 1 Works (Spring Gardens) Main Contractor's Defect Surveys:

Zone 01 Defect Survey

Zone 02 Defect Survey

Zone 03 Defect Survey

Zone 04 Defect Survey

Phase 1 Works (Spring Gardens) Architect's Repair Schedules:

Zone 01 Masonry Repair Schedule

Zone 02 Masonry Repair Schedule

Zone 03 Masonry Repair Schedule

Zone 04 Masonry Repair Schedule

Phase 1 Works (Spring Gardens) Engineer's Details:

HGM-REN-01-ZZ-SK-S-03100 P01

HGM-REN-02-ZZ-SK-S-03100 P01

HGM-REN-03-ZZ-SK-S-03100 P01

HGM-REN-04-ZZ-SK-S-03100 P02

Phase 2 Works (King Street) Main Contractor's Defect Surveys:

Zone 13 Defect Survey

Zone 14 Defect Survey

Zone 15 Defect Survey

Zone 16 Defect Survey

Phase 2 Works (King Street) Architect's Repair Schedules:

Zone 13 Masonry Repair Schedule

Zone 14 Masonry Repair Schedule

Zone 15 Masonry Repair Schedule

Zone 16 Masonry Repair Schedule

Phase 2 Works (King Street) Engineer's Details:

HGM-REN-13-ZZ-SK-S-03100 P01

HGM-REN-14-ZZ-SK-S-03100 P01

HGM-REN-15-ZZ-SK-S-03100 P02

HGM-REN-15-ZZ-SK-S-03101 P01

HGM-REN-16-ZZ-SK-S-03100 P01

Condition 6b [Internal Cabling Routes] D.O.C (following alteration to include phasing)

CN23-016-J837-D012-Rev02

CN23-016-J837-D013-Rev03

CN23-016-J837-D014-Rev02

CN23-016-J837-D015-Rev02

CN23-016-J837-D016-Rev02

CN23-016-J837-D033-Rev00

Condition 6b - Cable Routing Photographs