

19th June 2025

Lucy Harrison
Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Lucy,

**DISCHARGE OF CONDITION APPLICATION
RE: THE STABLES, GRAPE STREET, MANCHESTER
APPLICATION REFERENCES: 138279/FO/2023 & 138280/LO/2023**

I write on behalf of the applicant, All Studios Holdings Limited, in relation to a discharge of condition application relating to the above consents.

Introduction

Planning and listed building consent (LBC) were granted for works at the above site in June 2024 as follows:

'Change of use, refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138279/FO/2023).

and;

'Listed Building Consent for refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138280/LO/2023).

Discharge of conditions

Due to the number of varying elements associated with the development, it is intended to deliver the scheme in phases, with the element to the western side of the courtyard being progressed first as Phase 1. This application is therefore to partially discharge the pre-commencement conditions, as the works would solely relate to phase 1. The applicant therefore wishes to partially discharge the relevant conditions in respect of this element only.

This submission seeks to discharge the following conditions.

Cond. FUL	Cond. LBC	Condition wording
3		Prior to the commencement of development, a detailed construction management plan (CMP) outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For avoidance of doubt, the CMP shall include the following: • Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures; • Compound locations where relevant; • Location, removal and recycling of waste; • Phasing and quantification / classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands; • Routing strategy and swept path analysis; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. Development shall be carried out in accordance with the approved construction management plan.
4	3	No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.
	5	Prior to any internal fit out, detailed existing and proposed cross sections through the internal fit out where works are being proposed, such as the installation of dry lining to the kitchen area and bar fixings shall be submitted to and approved in writing by the City Council as local planning authority. The submitted information shall include details of fixings. The works shall be carried out in accordance with the approved details.
	6	Prior to any internal fit out, full details, including scaled plan, cross section and elevation drawings, to show any mechanical or electrical ducting and equipment, including light fittings, shall be submitted to and approved in writing by the City Council as local planning authority. The works shall be carried out in accordance with the approved details.
	7	Prior to the commencement of development, full details of the proposed finishes to walls, floors and ceilings, including method statements for any cleaning of surfaces or features shall be submitted to and approved in writing by the City Council as local planning authority. The method statements shall include the cleaning system proposed, method, controls and samples. The works shall be carried out in accordance with the approved details.

CONSTRUCTION MANAGEMENT PLAN

Condition 3 requires a detailed construction management plan. This has been prepared and forms part of this submission.

SAMPLES AND SPECIFICATIONS

Condition 4 of the full application and Condition 3 of the LBC requires samples and specifications to be provided for all materials to be used on external elevations. The works are limited to the front glazing only. The material is steel frame galvanised and then powder coated with 6 mm toughened glass. This has been bespoke manufactured.

Photographs of the sample are appended to this letter.

FINISHES

Condition 7 of the LBC requires full details of the proposed finishes to walls, floors and ceilings, including method statements for any cleaning of surfaces or features. The works are intended to be light touch. No cleaning is required to the existing brickwork.

The ceiling was painted black, which was felt to be a very heavy approach. The black paint is replaced with a water based heritage green paint. This makes the space welcoming and softer in feel. It is felt to be complementary to the existing brick work.

A reclaimed, pitch pine timber floor is installed. The laid laminate and linoleum floor from the studio tour era was removed. The floor was re-screeded with a 10mm self-levelling screed and the reclaimed boards applied directly to the surface. It was chosen as a subtle nod to the building's age.

Photographs are appended to this letter.

FIT-OUT

LBC Condition 5 requires details of any internal fit out where works are being proposed including dry lining to kitchen area and bar fixings. Works are currently limited to a new bar which is being installed against a modern partition. A still has been installed into the rear space, making use of an existing hole in the roof. Mechanical fixings have only been applied to the new modern blockwork. There have been no fixings into brick elevations. Photographs are appended.

M&E

Details are required to be provided to show mechanical and electrical ducting and equipment including light fittings.

Included within the submission are images of the power and lighting cable tray solution. It is considered to be the least intrusive approach, and does not cause damage to the listed brick walls. Fixings are carefully located within the mortar joints and can be repaired should they no longer be required. It involves the required cabling being routed around the edges to the space discreetly. Lighting is minimal.

ROOF SPACE

Condition 4 of the LBC requires details to be provided prior to any insulation being installed to the roof space. The plan of works for the roof are now limited to 'like for like' repairs and cleaning as follows:

- Replace slates with like for like where required;
- Clean out and reline the valleys, like for like in terms of materiality (note these are not original and are not lead);
- Jett out the below ground drainage to remove existing mess; and

- Clean out and replace gutter with like for like where necessary.

No further information is anticipated as being required in relation to this condition as the intention is not to install any insulation at the present time.

We hope that this letter provides you with the information you need to partially discharge the above conditions relating to the western side of the courtyard (ie, Phase 1).

Should you wish to discuss the above or have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "DBB", with a stylized flourish extending from the end.

Deborah Baker Barnett
Associate Director

IMAGES

External Front Glazing

Front External Elevation Window

Steel frame galvanised powder coated with 6 mm toughened glass



Finishes

Water based heritage green paint to ceiling



Reclaimed pitch pine timber floor



Fit-Out

Bar is situated against a modern partition



The still makes use of a pre-existing hole in the roof



M&E



