
Issue	Date	Comment
01	18/06/2025	First issue

Discharge of Conditions FO 17a b d

33 Thomas Street, Manchester M4 1NA

Full Planning Application: 135615/FO/2022

Design information included with application

1661-3103-06 External Opening OE-00-02
1661-3115-03 External Opening OE-02-01
1661-3117-02 External Opening OE-02-02
1661-D08-04 Visual specification
1661-V04-01 Paint Samples

17) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Shopfront treatment based on any findings as a result of the discharge of condition 4.

(Included in previous application : Some investigations have been carried out. Consoles are face-fixed to non-original sign demonstrating that they are unlikely to be original. Original brickwork behind the sign has been removed historically and modern structural steel has been installed (see watching brief). No evidence of the original signage therefore exists.)

For details of proposed scope to shopfront window and surround refer to '1661-3103 External Opening OE-00-02' and for paint samples refer to '1661-V04 Paint Samples'.

b) Works to roof (beams, ceilings slates etc.) and chimneys based on any findings as a result of the discharge of condition 4.

(Included in previous application : Gutter repair and hole in lead already repaired to stop water ingress damaging the internal brick work, beams and basement.

Also refer to structural engineer's design information.

No other works to roof or chimneys is required or proposed.)

d) Repairs to the existing windows & doors, including sample of the new glazing and a method statement for the works.

(Included in previous application : Careful removal of loose, flaking paint.

Damaged panes replaced with heritage replica single glazing, (refer to 1661-3115 External Opening OE-02-01, 1661-3117 External Opening OE-02-02, 1661-D08 Visual Specification, L40/124).

Any rotten timber repaired with resin or new timber spliced into existing.

Any loose joints refurbished using traditional methods (eg. glued tenon joints)

Wooden parts repainted with breathable linseed oil paint.

Hardware cleaned and eased, damaged or missing parts replaced with similar sized brass fittings.

Discreet window locks added, polished brass.)