

James Bridgman

From: Paul Mason
Sent: 27 June 2025 11:44
To: James Bridgman
Subject: Re: SLH Glazed Dome Conditions 142377/LO/2025

Hi James, I think we should get an example of the programme, spreadsheet they are using to record and maybe a sample from another project if available then happy to discharge.

Kind regards,

Paul Mason
Heritage & Urban Design Manager
Planning, Building Control & Licensing,
Growth & Development Directorate,
Manchester City Council

email: paul.mason@manchester.gov.uk
tel: 0161 234 4585

Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA.

From: James Bridgman <James.Bridgman@manchester.gov.uk>
Sent: 27 June 2025 11:26
To: Paul Mason <paul.mason@manchester.gov.uk>
Subject: RE: SLH Glazed Dome Conditions 142377/LO/2025

Hi Paul,

Thank you for your comments. To confirm are you happy for conditions 3 and 4 to be discharged?

I've included some comments below in red but happy to discuss

Thanks,

James

From: Paul Mason <paul.mason@manchester.gov.uk>
Sent: 26 June 2025 10:51
To: James Bridgman <James.Bridgman@manchester.gov.uk>
Subject: Re: SLH Glazed Dome Conditions 142377/LO/2025

Hi James,

I've taken a look at this and have no significant concerns. Only a few comments.

CDN/25/0524 - Discharge of Condition 5 (Method Statement) attached to listed building consent 142377/LO/2025.

The process of assessing the frame and any repair, redecoration works needs to be agreed and information on these works submitted for agreement.

We'll need a paint spec and cleaning / preparation spec for the metal frame and the proposed colour. I think the frame was to be prepared for redecoration rather than completely stripped back to bare metal - but can't remember. We asked for a paint analysis of the frame.

To confirm we have a separate condition for the frame under Condition 6:

6) Prior to any works to the cast iron frame, full details of the proposed scope of repair and/or redecoration shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include:

- o Repair works shall include a detailed method statement and product specifications.
 - o Replacement of saddle bars or other materials will require samples.
 - o Where decoration is proposed, a paint analysis shall be carried out and submitted for review.
- The approved details shall be implemented within a timescale to be agreed by the City Council, as Local Planning Authority.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

We will also need to see samples of any new glass (assume samples are conditioned). The alterations to create the openings if still needed will need to be detailed and submitted - we discussed on site there being quite good access from above so couldn't understand the need for these - can we clarify?

We have condition 7 relating to the removable panels:

7) Prior to works to glass panels involving the creation of the removable panels, detailed technical drawings and a method statement shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include the proposed interventions including how the existing panels will be adapted, the locations of any new panels, and the method by which the panels will be made visually 'invisible' as stated within the submitted documents. The development shall be implemented in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

Also condition 8 for samples:

8) Prior to the installation of any replacement glass panels (clear and coloured), samples of the replacement glass and a survey shall be submitted to and approved in writing by the City Council as Local Planning Authority. The survey should include a full record of all glass proposed to be replaced. The development shall be implemented in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the

CDN/25/0525 - Discharge of Condition 9 (Glass Panels Survey) attached to listed building consent 142377/LO/2025.

On the recording it would be good to see an example of the 'Monday' program referred to and we'll also need to have a record of the survey work and record of each panel showing the locations of any replacement glass.

Not sure if there is a need for a meeting if this is all clear.

I think they have misunderstood the wording of condition as I was asking for a record of the labelling 2 weeks after the glazing had been removed

Kind regards,

Paul Mason
Heritage & Urban Design Manager
Planning, Building Control & Licensing,
Growth & Development Directorate,
Manchester City Council

email: paul.mason@manchester.gov.uk
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From: James Bridgman <James.Bridgman@manchester.gov.uk>

Sent: 13 June 2025 15:42

To: Paul Mason <paul.mason@manchester.gov.uk>

Subject: FW: SLH Glazed Dome Conditions 142377/LO/2025

Hi Paul,

I hope you have a lovely time on leave. You will be aware we have received the below condition discharges relating to the glazed dome. I appreciate you'll be really busy but the applicant has expressed concerns with the timescales of the project and if we could look to get these out as soon as possible. If you could review and we'll discuss together to try get a response out by 27th June?

- CDN/25/0522 - Discharge of Condition 3 (Programme of works) attached to listed building consent 142377/LO/2025.
- CDN/25/0523 - Discharge of Condition 4 (Risk Assessment) attached to listed building consent 142377/LO/2025.