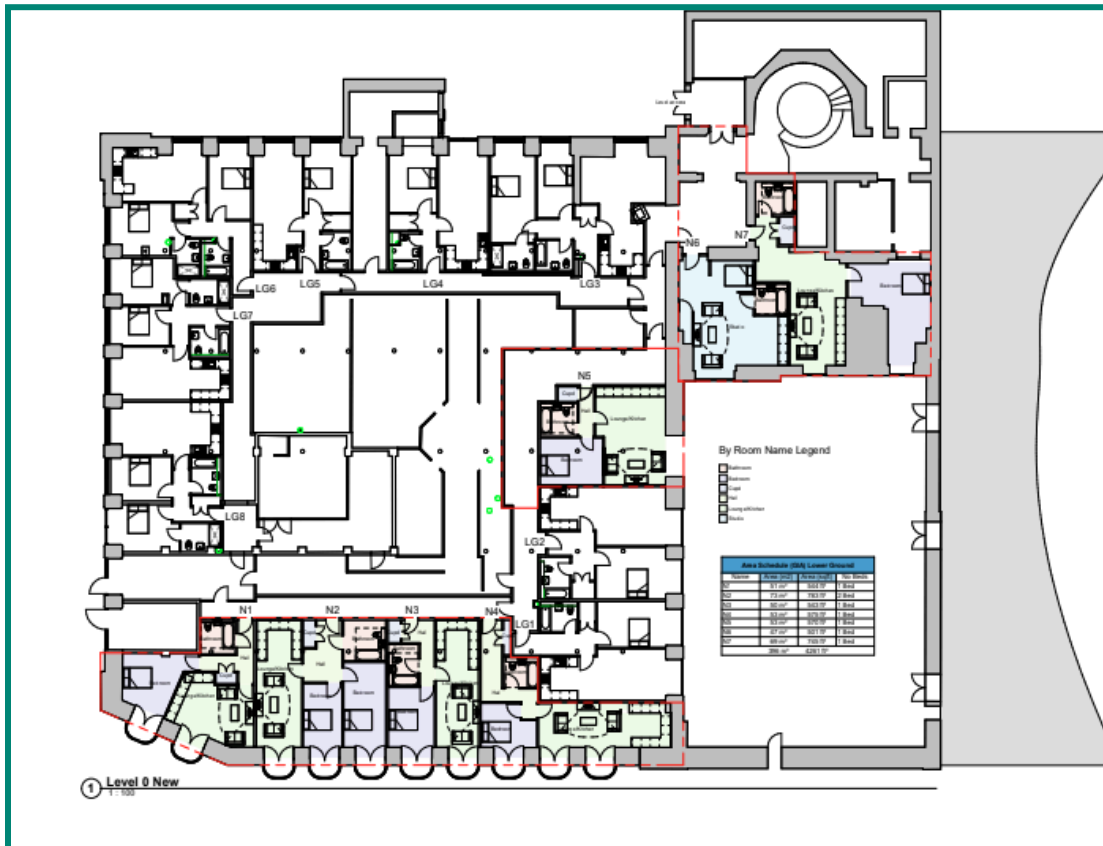


SUPPORTING STATEMENT

November 2024

DISCHARGE OF CONDITIONS 3, 4, 5, 6, 7 ON PLANNING APPLICATION 138807/LO/2023



Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants on behalf of Mr Harrison

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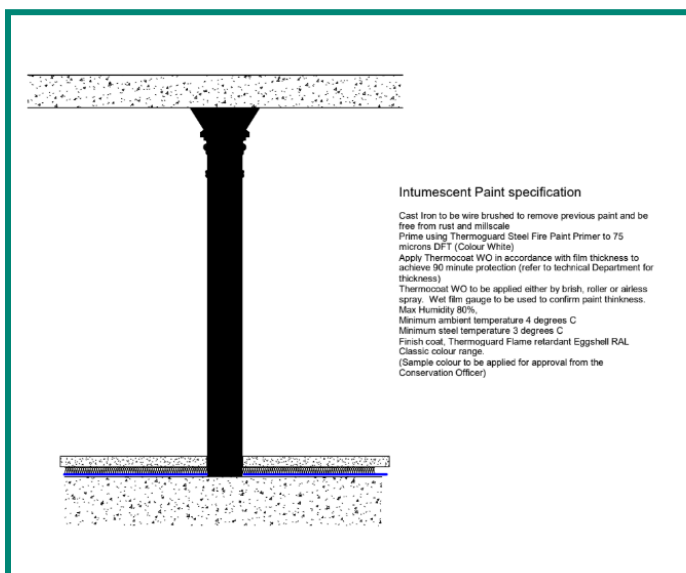
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1. INSTRUCTIONS

- 1.1. MacMarshalls Rural Chartered Surveyors & Planning Consultants are instructed on behalf of Mr Harrison, herein referred to as the 'applicant', to submit a planning application to discharge conditions 3, 4, 5, 6, and 7 on planning application 138807/LO/2023.

2. CONDITION 3 - INTERNAL COLUMN WORKS

- 2.1. This condition states:
- *A detailed method statement and specification of all works to internal columns shall be submitted and approved in writing by the City Council, as Local Planning Authority. The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.*
 - *Reason - To ensure that a satisfactory works to the historic fabric acceptable, pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.*
- 2.2. The details of the painting of the internal columns are as follows:
- The cast iron columns are to be wire brushed to remove previous paint and be free from rust and mill scale.
 - They will be primed using Thermoguard Steel Fire Paint Primer to 75 microns DFT (Colour White).
 - Thermocoat WO will be applied in accordance with film thickness to achieve 90 minute protection (refer to technical Department for thickness).
 - Thermocoat WO will be applied either by brush, roller or airless spray.
 - Wet film gauge to be used to confirm paint thickness.
- 2.3. The details are on the submitted plan. An excerpt of this is below.



3. The colour of the internal columns will be painted white.

4. **CONDITION 4 - INTERNAL REPAIRS**

- 4.1. This condition states:

- *The materials to be used on all internal repairs including repointing / repairs to the brick ceilings, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The works shall only be implemented in accordance with the agreed details.*
- *Reason - In the interest of the ensuring appropriate modification of the listed building pursuant to policies EN3 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.*

5. **CONDITION 5 - VENTS**

- 5.1. This condition states:

- *Prior to installation of the vents hereby approved, as shown on drawing SK107, received by the City Council as Local Planning Authority on 6 June 2024, details of the exact vent position in the brickwork along with details of associated pointing, shall be submitted and agreed in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.*

- Reason - To ensure that satisfactory interventions are made to the Listed building, pursuant to policy EN3 of the Manchester Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF).

6. CONDITION 6 - EXTERNAL WINDOW PAINT

6.1. This condition states:

- Details of the paint to the external window opening hereby approved, shall be submitted and agreed in writing by the City Council as Local Planning Authority building. The choice of paint shall match that of existing windows to the host building. The development shall only be implemented in accordance with the agreed details.
- Reason - In the interests of the ensuring appropriate modification of the listed building pursuant to policies EN3 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6.2. The paint specification and methodology for the windows is as follows:

- Ensure surfaces to be painted are clean (no dirt, grease or flaking paint) and dry.
- The surface will be sanded down to remove any sheen. Areas affected by mould, algae, fungi or lichen should be treated with an appropriate fungicidal wash.
- Bare wood will be prepared with Weathershield Exterior Preservative Primer+ BP wiping off any excess and applying 2 coats of Weathershield Quick Dry Satin from Dulux to provide an attractive mid-sheen finish and guarantee 10 year weather protection for exterior wood.
- The weatherproof paint film is mould resistant to minimise staining and flexible to resist cracking. This keeps your paintwork looking better for longer, compared to conventional Dulux gloss paints

6.3. Paint details: There is a gloss of Kpacka Crown V7063A (shown below) with an undercoat of DU46 (Crown Paints) to give it the more red touch.

Краска Crown V7063A



- 6.4. This will match the existing window colour as shown below.



7. CONDITION 7 - MECHANICAL AND ELECTRICAL INSTALLATIONS

7.1. This condition states:

- *Notwithstanding details submitted, prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations attached to any listed fabric, detailed plans, method statement and specification (including external changes) showing the location, profile, fixing, sections, colour and suitable samples, where necessary, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, this should be removed, and the elevations should be made good following a scheme to be agreed in writing by the City Council, as Local Planning Authority*
- *Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric, pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.*

8. CONCLUSION

- 8.1.1. It is duly requested that conditions 3,4, 5, 6 and 7 on planning application 138807/LO/2023 are discharged based on the submitted information.
- 8.1.2. Please contact the author if you have any queries or require further details.

Produced & signed by: Anna Taylor Ba (Hons)

Checked and approved by: Sophie Marshall BSc (Hons) PGDipSurv MRICS FAAV

MacMarshalls Rural Chartered Surveyors & Planning Consultants

Hamill House

112-116 Chorley New Road

Bolton

BL1 4DH

01204 565660

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