



Paul Butler Associates

Planning, Development & Heritage Consultants

28 February 2024

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

FAO Michael Pearson

24.2097

Dear Michael

Discharge of Conditions attached to Listed Building Consent – Fourth Floor, Freetrade Exchange

Please find enclosed applications for the discharge of Conditions 3 (partitions), 4 (M&E), and 5 (Paint Specification) as attached to Listed Building Consent (LBC) 141553/LO/2024. The consent relates to the fourth floor of the Freetrade Exchange building, and was approved by Manchester City Council on 9 January 2025. The description of development stated:

'LISTED BUILDING CONSENT for the installation of internal partitions and alterations at fourth floor level'.

The conditions which we are applying to discharge are reviewed below, with reference made to the submitted information where necessary.

Condition 3 - Partitions

The condition states:

'Prior to the commencement of any works in relation to the installation of new internal partitions hereby approved, a partition product specification, as well as a method statement for the installation of internal partition works, that shall confirm how original building fabric will be protected from such works and how new partitions will abut it, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved statement.'

In support of the discharge of this condition, please find enclosed the following:

- Method Statement – Glazed Screens (dated 25/2/25) prepared by Bbi Group.
- Method Statement – Partition Walls (dated 27/2/25) prepared by Bbi Group.
- Polar 100 Quick Sheet – Frameless Double Glazed Partitioning by Komfort.

We trust that this information is sufficient to enable the full discharge of this condition.

Condition 4 – M&E

The condition states:

'Prior to the commencement of any works in relation to the relocation of existing and installation of new M&E services, a method statement for such works that shall confirm how original building fabric will be protected during the implementation of the works, detail any new penetrations to historic building fabric and provide confirmation on final finishes, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.'

In support of the discharge of this condition, please find enclosed M&E Method Statement by Bbi Group (dated 27/2/25). We trust that this information is sufficient to enable the full discharge of this condition.

Condition 5 – Paint Specification

The condition states:

'Prior to the commencement of any decoration works hereby approved, a detailed paint specification, that will set out how selected paints are compatible with historic building finishes, will be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved statement.'

The historic fabric which is proposed to be painted is limited to the external windowed walls, to be painted in Crown Matt Vinyl white. In support of the discharge of this condition, please find enclosed

- Crown Trade Technical Data Sheet (Matt Vinyl).
- Correspondence from Crown confirming breathability of Crown matt Vinyl product. (Appended to this letter)

We trust that the above information is sufficient to enable the full discharge of this condition.

We trust that the submitted documents are sufficient to enable the discharge of the above conditions. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI IHBC
Director

Appendix A – Correspondence with Crown Paints

From: Glen Cooper <Glen.Cooper@CrownPaints.co.uk>
Sent: 12 February 2025 10:33
To: Don Murphy <don@paulbutlerassociates.co.uk>; Richard Bailey <Richard.Bailey@crownpaints.co.uk>
Subject: RE: Breathability query

Hi Don. Please see the below extract from an internal memo quoting the precise numbers.

See info below, it's not a standard test we normally carry out, however because we keep getting asked **we measured Crown Trade Covermatt and Crown Trade Matt Vinyl which have SD values of 0.06 and 0.09 respectively and therefore high permeability.**

Definitions defined in the table below:

Equivalent Air Thickness (sd))

This is a useful measure of breathability as it measures a materials resistance to the transmission of water vapour through it. This can only be quoted for a particular thickness of material and is measured in metres. The units of Sd are given in metres and it refers to the resistance shown by the equivalent thickness of air, so the lower the number the better the breathability. Paints with Sd values below 0.1m are considered to have high breathability.

The diffusion equivalent air layer thickness specifies how thick a layer of air with the same diffusion resistance would have to be

Class	Water vapour transmission rate V	Sd	
1 (high)	> 150 g / (m².days)	< 0.14 m	
2 (medium)	15 to 150 g / (m².days)	0.14 to 1.4 m	
3 (low)	< 15 g / (m².days)	>1.4 m	

And yes, it is low, meaning therefore high permeability.

Hope that helps.

Glen.

Glen Cooper

Specification Technical Manager

Crown Paints Limited

From: Don Murphy
Sent: 12 February 2025 08:12
To: Richard Bailey
Cc: Glen Cooper
Subject: RE: Breathability query

Thanks again Richard

Where you have said 'both products that have been tested and have Sd values' do you mean 'have low Sd values' ?

Don

Donald Murphy BSc (Hons) MPLAN MRTPI IHBC
Director

From: Richard Bailey <Richard.Bailey@crownpaints.co.uk>
Sent: 11 February 2025 17:25
To: Don Murphy <don@paulbutlerassociates.co.uk>
Cc: Glen Cooper <Glen.Cooper@CrownPaints.co.uk>
Subject: RE: Breathability query

Hi Don,

Apologise for delay in responding..

CT Matt Vinyl and CT Covermatt are both products that have been tested and have Sd values..

Interestingly, while we deliver Crown Trade Vinyl Matt as a more durable product both products achieved the same Sd values

I hope this info is as requested and supports your specification J

Kind regards,

Richard Bailey

Architectural & Design Consultant

Crown Paints Limited