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20 December 2024

Jack Navan
Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Jack,

Grosvenor Building – Application for Discharge of Condition 4a (Listed Building Consent Ref: 131812/LO/2021)

On behalf of our Client, Manchester Metropolitan University, please find enclosed an application for the discharge of Condition 4a attached to Listed Building Consent ref: 131812/LO/2021.

The Listed building Consent has the following description of development:

"LISTED BUILDING CONSENT for the full refurbishment of the Grade II Listed Grosvenor Building including internal and external alterations, refurbishment of existing windows, roof and facade, internal aesthetic works, installation of 1no Passenger lift and 1no Platform Lift, and the complete refurbishment/ replacement of all MEP services"

Additionally, there is an associated Planning Permission which has the following description of development:

"Planning permission for insertion of safe access equipment systems to the roof of the Grosvenor Building, including steel access ladders and fall arrest systems, and replacement of fire exit door with window."

1. Background

Condition 4a was previously discharged on 29 August 2024 (Ref: CDN/24/0519). The application was discharged based on approval of drawing red 10034-CAA-XX-ZZ-SK-A-017109 P4.

However, during the course of the repair works on the link bridge that MMU has approval for, it has become apparent that the material approved is no longer available to be sourced feasibly within the timescales of the project and therefore an alternative material has been selected and is now put forward for approval. A new copper effect membrane product has been proposed as it will provide a finish to match in proximity to the existing material, both in materiality, construction detailing, roof height and

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colour, complete with standing seams to reflect the articulation on the existing roof and help to preserve this element of the listed building.

In addition, insulation is now also being provided within the roof. This was part of the original scope for the Link Bridge and is detailed on the submitted drawing.

As a result of the roof refurbishment the strategy for rainwater goods in this area has been amended slightly to ensure efficient operation.

A pre-application meeting was held on site with Manchester City Council Officers 19 December 2024 where the proposed amendments and the consenting strategy and the requirement to resubmit were agreed.

2. Condition Discharge 4a Listed Building Consent

Condition 4a states:

> *Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following areas unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority: a) Chatham Link bridge roof replacement refurbishment and associated structural improvements.*

To allow Manchester City Council to support discharge of Planning Condition 4a, the following drawings have been submitted:

Commented [NA1]: A?

Proposed Re-Roofing Options - 12919-CAA-XX-ZZ-DR-A-017000_C3

Rainwater Pipe Details – 12919-CAA-XX-DR-A-017101_A_C1

We can confirm the suitability of the amended roofing materials based on:

Appearance: The alternative material and standing seam profiles are equal in finish and colour to the approved material and could be considered a betterment through appearance being more akin to the copper patina seen on the adjacent listed building.

Performance: The alternative material provides a betterment in product guarantee for workmanship and material to help better protect the asset.

3. Application Submission

In addition to the supporting information set out in this letter, a Condition Discharge Application Form has been submitted via the Planning Portal

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact my colleague Tom Young (tomryoung@deloitte.co.uk / 07880 476760)

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Yours sincerely

Deloitte LLP