Moorside Planning

14 March 2025

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Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO: Emily Booth

Dear Emily

APPLICATION TO DISCHARGE CONDITIONS 3, 7, 9 (FIRST PART OF), 13 & 14 ATTACHED TO LISTED BUILDING CONSENT 140274/LO/2024 RELATING TO CUT AND CRAFT AT 38 MOSLEY STREET, MANCHESTER, M2 3AZ – PP-13796798

With reference to the Listed Building Consent approving the various internal works associated with the restaurant at the aforementioned site, please find enclosed the information required to address the following conditions:

- Condition 3 – Timber and Lime Plaster Repairs;
- Condition 7 – Materials;
- Condition 9 – M & E and Lighting (*Discharging the first part of this Condition, namely that relating to the proposed M & E, as the second part formed part of the previous submission*);
- Condition 13 – Paint in Stone Vault;
- Condition 14 – Removeable Ramp.

In addition to the completed forms, no application fee being involved as the conditions relate to a Listed Building, the application is accompanied by the information set out with reference to each condition below, along with associated commentary.

Condition 3 – Timber and Lime Plaster Repairs

As required by the condition, specifications are provided for the timber, lime plaster and various repair works, including to the plaster ceiling roses, one of which was largely missing due to water damage and the other being similarly compromised but to a lesser extent. Therefore, please find enclosed the following information:

- Method Statement for Lime Plaster Repairs;
- Associated Lime Plaster Technical Sheet – Secil Natural Lime NHL2;
- Method Statement for Damaged Ceiling Roses;
- Method Statement for Internal Panelling Repairs;
- Method Statement for Timber Column Repairs;
- Method Statement for Stone Bases;
- Method Statement for Stone Bases - Paint Softener Details.

The information referred to above addresses each area of work and is based upon a review of the material involved, in order to ensure that the repairs are entirely in-keeping with the host

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building/specific area involved. It is, therefore, trusted that this information is appropriate to allow this condition to be discharged in its entirely.

Condition 7 – Materials

In addition to the details specified by Condition 3, there being a cross-over with the information required for this condition, samples of all repairs, new materials and finishes are available for review by officers.

As specified for Condition 3, the repairs use like for like materials to ensure that the measures are entirely consistent with the host building/area involved and to avoid compatibility issues.

Furthermore, samples of the works and materials were reviewed on site at the meeting of Friday 21 February. It is, therefore, trusted that this condition can be discharged in its entirely.

Condition 9 – M & E and Light Fittings

The new light fittings, being the second part of this condition, are the subject of submission CDN/25/0032, leaving the M&E details to be the subject of this submission. The details for the M&E are provided by the following drawings:

- Drawing 1983-ESC-GF-00-DR-E-2003 T3;
- Drawing 1983-ESC-GF-00-DR-E-3001 T4;
- Drawing 1983-ESC-LG-00-DR-E-3000 T3;
- Drawing M01 VENT + AC GF;
- Drawing M02 VENT + AC LGF;
- Drawing M03 HEATING GF;
- Drawing M04 HEATING LGF;
- Drawing M06 H+CWS LGF;
- Drawing Q47132-B (Sheet 1 of 4);
- Drawing Q47132-B (Sheet 2 of 4);
- Drawing Q47132-B (Sheet 3 of 4);
- Drawing Q47132-B (Sheet 4 of 4);
- Condenser Position.

The details set out above confirm the position and extent of the proposed M&E in all instances.

The condition also requires the submission of details of the materials and finish, which is pertinent in those areas where they will be visible. In this respect, the duct and pipe work are principally concealed in ceiling or floor voids (the latter for the former banking hall), or forming part of the kitchen pod (also the banking hall).

The principle visible element is the kitchen extraction link between the pod and nearest wall. As the design details for the pod demonstrate, submitted as part of the information with respect to Conditions 5 & 8, this is to be boxed-in and clad in a mirror finish to match the pod, but without the metallic tint (so that it recedes in views). Furthermore, this approach was discussed at our meeting of 21 February.

There are access hatches and grills in the new ceiling within the kitchen pod, with the ventilation to the former banking hall using the existing positions, as observed on site. The associated duct work leading to roof level is already in place, having been provided by the landlord (none of which is visible).

It is trusted that this provides the assurances required to discharge the remaining part of Condition 9, though please do not hesitate to ask for any additional information.

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Condition 13 – Paint in Stone Vault

As observed on site, most of the paintwork is already shedding from the stone vault. The remaining areas are to be brushed off using cloth or soft brushed. No mechanical abrasion is to be used, such as sand or grid blasting, nor aggressive manual cleaning with wire brushes or similar. If required, the same paint softener as proposed for the bases of the columns within the former banking hall is to be used.

It is trusted that this approach is agreed as being acceptable allowing this condition to be discharged.

Condition 14 – Removable Ramp

Please find enclosed details of the proposed access ramp to be used (if necessary) to access the two areas either side of the entrance to the former banking hall. As you will note, this includes a rail in case it should be required by patrons with ambulatory issues but not using a wheelchair.

Drawing AC23 also shows how the access ramps will be stored when not in use. When not in use it will be stored in a location convenient to the entrance and reception, so that it can be promptly deployed as required.

It is trusted that the enclosed details address any outstanding concerns with respect to the work at the aforementioned site, but please do not hesitate to let me know if any further details or a meeting should be required.

Yours sincerely
On behalf of Moorside Planning

Matthew Pardoe

Matthew Pardoe
Director

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