



Manchester City Council.
P O Box 532
Town Hall,
Manchester,
M60 2LA.

Date: 15th April 2025

Dear Sir / Madam,

Proposal: Discharge of condition 3 associated with Listed Building Consent Ref: 141165/LO/2024 dated 22nd October 2024.

Location: 74 King Street, Manchester, M2 4NJ.

Please find herewith the following information comprising discharge of condition 3 associated with listed building consent Ref: 141165/LO/2024 dated 22nd October 2024 on behalf of the applicant, Newcastle Building Society.

1. The completed discharge of condition forms.
2. MWE Drawing No.s 24003 D-02, 17D, 18D, 19DF, 20D, 21B & 22B.
3. Dulux Trade Paint Specification Ref: GB-154913.

Condition 3

Notwithstanding the details as set out in condition 2 above before any of the following works commence final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A. Full and final details of the threshold detail to the King Street entrance, including a cross-section (scale 1:10 or similar) and material specification.

Please refer to enclosed MWE Drawing No. D-02 Cross-section threshold for details.

B. A method statement, full specifications and sample of the works to repairs/reinstitute plasterwork to ceilings and walls.

A method statement, and sample of the works is currently being prepared and details will be forwarded to accompany the application shortly.

C. A method statement and full specifications for the proposed repairs and finish to external windows and doors.

Please refer to the enclosed Dulux Trade Paint Specification Ref: GB-154913 for details.

D. Full and final details of the proposed floor, wall and ceiling finishes, including those to the basement.

Please refer to enclosed MWE Drawing No. 17D, 18D, 19DF, 20D, 21B & 22B for details.

E. Fixing details of new partitions to ground and first floor.

The partitions at ground floor level will be fixed to the existing walls and suspended concrete floor using a high strength structural adhesive along the full length of the channels supplemented with minimal mechanical fixings at each ends of the base / wall channel and one in the centres using stainless steel M6 plugs and stainless steel screws to enable the fixings to be reversible and minimise damage on the listed fabric. The head of the partitions will terminate below the line of the existing ceiling and therefore no fixings will be required.

The partitions at first floor level will be fixed into the suspended timber floor and ceiling using M6 stainless steel wood screws into pilot holes max. 50mm embedment (to prevent splitting of the timber) into the existing floor joists @ 600mm centres to enable the fixings to be reversible and minimise damage on the existing fabric.

We look forward to hearing from you. Should you need anything please do not hesitate to contact us at this office.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'MWE Architects', with a stylized flourish at the end.

MWE Architects