

22.01.2025
Our Ref: 2022.025



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Planning
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Manchester City Council
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To whom it may concern,

Re: PARTIAL APPROVAL OF DETAILS RESERVED BY CONDITION 14 (VENTILATION STACK) OF CONSENT REF: 135825/JO/2022

We are pleased to submit this application to approve details reserved by condition on behalf of Peelers Estates Ltd for condition 14 (Ventilation Stack).

The condition was reserved on consent ref. 135825/JO/2022 for:

Variation to planning condition 3 (Specified Plans) associated with Listed Building Consent 132536/JO/2021 to make internal reconfigurations associated with the increase in the number of apartments together with associated elevational alterations

The description of development, as amended by 135825/JO/2022, is:

Listed Building Consent for alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 81 residential units, associated landscape and other associated works.

The application is supported by a Method Statement Rev D (ref. BRCMST001), prepared by Big Red Construction.

Condition 14 states:

(a) The work for the stabilisation and repair of the ventilation stack shall be carried out in accordance with the following information

- Chimney structural report prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 20 May 2022

(b) Prior to the commencement of works associated with the repair, restoration and alteration of the ventilation stack, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate. For the avoidance of doubt this shall include the following:

- Repair, restoration and alteration of brick and stone work to the stack;*
- Installation of light box feature to top of the stack; and*
- Installation of timber fins and fireplace to lower sections of the stack.*

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

The scope of the submitted Method Statement includes the repair and restoration of brick and stone work to the stack. This application therefore seeks to partially discharge condition 14, with details relating to the light box feature, timber fins and fireplace to be provided at a later date.

An application to partially discharge Condition 14, submitted on 30th October 2024 (ref. CDN/24/1011) included an earlier version of the Method Statement. Feedback was received on 15th November 2024 and the application was refused on 31st December 2024. The Method Statement submitted with this application aims to address the feedback received as part of the previous application.

Feedback Received 15.11.24	Addressed
<i>The method statement dates from 2021 (which pre-dates all of work carried out to the walls). Has this updated since our many meetings on site and what lessons have been learned and have these been incorporated into the methodology?</i>	Accounted for throughout document
<i>we want to minimise the amount of restoration mortar</i>	Stated throughout document that "Use of restoration mortar should be minimised throughout the works."
<i>greater move towards indents or full stone blocks should be the approach on the repairs to the chimney</i>	See page 4
<i>We will need to agree the areas of repair and the type of repair when a full survey has been done</i>	Accounted for throughout document
<i>The survey work is best carried out after the cleaning as described (which we're happy with) as some defects will only become apparent when all of the surface dirt has been removed. At this point a full scope will need to be agreed with the LPA.</i>	See page 3

<i>There is also mention of the use of PVC bonding which doesn't seem very heritage led.</i>	Reference to PVC bonding removed
<i>The method statement refers to other items of work such as the cast iron columns and it would be good to have an update on this.</i>	Cast iron columns sit outside the scope of this Condition

We trust that you have all the information required to validate the approval of this details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



George Bissett
Assistant Planner
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