

Planning, Growth and Development
Manchester City Council
PO Box 532
Manchester
M60 2LA

Date: 06/12/2024

Dear Sir/Madam,

**Internal and external alterations to allow the use of ground floor and lower ground floor as restaurant
140259/LO/2024
Discharge of Conditions 3, 4, 5, 6, 7, 8 and 9
86 Cross Street, Manchester**

I refer to the above granted permission on 24 September 2024. The attached application seeks discharge of conditions identified above to allow for works to progress on site. I address each of the specified conditions below cross referencing with the information enclosed.

Condition 3 – Method Statement

A Construction Method Statement prepared by Tony Hughes Architectural is submitted in response to this condition together with Lifestyle Environmental System Design Criteria. The Method Statement has been prepared in the context of HSE guidance. It identifies the works approved as part of the application and method for their undertaking.

Condition 4 – Details of approved Louvres and Railings to Four Yards

Details of the proposed railings are included in 2405/226 Rev. C1 & 2405/202 Rev. C4 prepared by Brawn Design. The railings are made of steel and finished in a powder coated matt black finish as detailed in the Brawn CEMP Report.

The louvres are included in 2405/209 Rev. C3 & 2405/202 Rev. C4 prepared by Brawn Design. The louvres are constructed in Ash and stained to match the existing shop front.

Condition 5 – Paint colours and specifications

Colours and finishes are identified on drawings 2405/206 Rev. C4 & 2405/202 Rev. C4 which identifies colours and specifications.



Condition 6 – Window Details

Window details are included in drawing 2405/209 Rev. C3 & 2405/202 Rev. C4 prepared by Brawn Design. The Method Statement at Page 32-34 outline extent of works proposed to the windows.

Condition 7 – MEP Drawings

Details of Lighting is included in drawing 2405/208 Rev. C2. This identifies lighting type and fitting utilising cable trays to ground floor.

Details of the air extract and intake together with the pizza oven system and air condition/hating is identified in drawing SP2402425/01 Rev. G prepared by Lifestyle Environmental. This is supported by the System Design Criteria document.

Condition 8 – Flue Details

Flue details are provided on Lifestyle Environmental drawing SP2402425/01a Rev. E and SP2402425/01 Rev.G. It is confirmed that the flue will be constructed in steel and finished in powder coat matt black.

Condition 9 - Details of Final Finishes

Final finishes to services are detailed in the submitted plans:

- 2405/214 Rev. C2 – Proposed Internal Elevations Ground
- 2405/215 Rev. C2 – Proposed Internal Elevations Basement
- 2405/204 Rev. C2 – Proposed Flooring
- 2405/223 Rev. C3 – Proposed Building Works
- 2405/225 Rev. C1 – Proposed Panel Details
- 2405/205 Rev. C3 – Proposed Ceilings
- 2405/206 Rev. C4 – Proposed Wall Finishes
- 2405/211 Rev. C1 – Door Details
- 2405/217 Rev. C1 – Male WC
- 2405/218 Rev. C1 – Female WC

Yours faithfully,

Chris Betteridge

Associate

De Pol Associates Ltd

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