Manchester City Council,
Planning,
PO Box 532,
Manchester,
M60 2LA

Planning Portal: PP-13617991

18 December 2024

70094547

Dear Sir/Madam,

Application to Discharge Condition 3, 5, 6, 7, 8 Application 140931/LO/2024 – 200-204 Deansgate, Manchester, M3 3NN.

I write on behalf of the applicant, 196 Deansgate Ltd, in relation to planning permission ref: 140931/LO/2024 to inform you that an application for approval of details reserved by a condition has been submitted via the planning portal (ref: PP-13617991).

The application seeks to discharge the following conditions:

Condition 3

"Notwithstanding the approved details in Condition 2, prior to the installation of any surface-mounted conduits, a physical sample shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development."

The following documents have been submitted to discharge this condition:

- Basement Surface Conduit Method Statement

The document provides images of the proposed galvanised conduit. The applicant is also happy to arrange a site visit for the Council to view the physical sample.

Condition 5

"Notwithstanding the approved details in condition 2, prior to any new penetrations or opening works, a detailed method statement shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings and cross sections, joinery details, fixings and fittings and specifications of materials. The approved details shall be implemented as part of the development."

The following documents have been submitted to discharge this condition:

- 5th Floor Penetrations and Opening Up Works Method Statement
- Proposed 5th Floor GA Reflected Ceiling Plan (ref: AL(04)5052)

8 First Street
Manchester
M15 4RP
Tel: +44 161 200 5000
wsp.com

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The submitted documents provide a detailed method statement for works relating to new penetrations and openings. The method statement confirms that the work will be minimal but is required to safeguard the long-term future and viability of the listed building, particularly for the installation of diffusers where the MEP is to be located in the attic. This will have a positive impact on the building as it allows for the raised access floors to be lowered which is in alignment with the building's original design.

The pack includes detailed drawings and specifications highlighting the proposed diffuser location, materiality, fixing, and level of penetration.

Condition 6

"Notwithstanding the approved details in condition 2, prior to any wholescale treatments to original brickwork, full and final details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a detailed methods statement, product specifications and an in situ sample of all treatments, including paintwork and plasterwork. The approved details shall be implemented as part of the development".

The following documents have been submitted to discharge this condition:

- 5th Floor Original Brickwork Method Statement

A method statement has been submitted detailing the treatment required for the brickwork. A specification plan has been provided showing the areas to be finished as exposed brick, painted, or plastered, in addition to samples of all treatments. The removal of non-original finishes to expose the original fabric will provide a positive contribution to the listed building.

Condition 7

"Notwithstanding the approved details in condition 2, prior to any repairs to the cornices, full and final details of the repair works shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a details methods statement, product specifications and an in situ samples of a repair. The approved details shall be implemented as part of the development".

The following documents have been submitted to discharge this condition:

- 5th Floor Cornice Repair Method Statement

There are limited areas of original cornicing which will be exposed through the removal of non-original fabric. The method statement sets out the careful repairs which will be undertaken along with in situ samples of the repair.

Condition 8

"Notwithstanding the approved details, prior to the installation of new MEP services, full and final details of any MEP services shall be submitted to and approved by the City Council, as Local Planning Authority. This shall include specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation). The approved details shall be implemented as part of the development and completed prior to first occupation of the development."

The following documents have been submitted to discharge this condition:

Electrical Construction Information:

- Attic Plan – Fire Alarm (ref: CFS-HLC-RA-ASP)
- Electrical Services Lighting and Small Power (ref: K-FA-0)
- Fire Alarm Layout (ref: K-FA-0-CFS)
- Containment Primary (ref: K-HLC-05)
- Lighting 5th Floor (ref: K-HLC-05)
- Low Level Small Power (ref: K-LLSP-05)

HVAC Information:

- 5th Floor AC Services (ref: M01 Rev A)
- Air Conditioning Services (ref: M02 Rev A)
- FCU 05/01 Coordinated Services (ref: M03 Rev A)
- FCU 05/02 and 3 Coordinated Services (ref: M04 Rev A)
- FCU 05/04 Coordinated Services (ref: M05 Rev A)
- FCU 05/05 6 and 7 Coordinated Services (ref: M06 Rev A)
- FCU 08 Coordinated Services (ref: M07 Rev A)
- FCU 05/09 and 10 Coordinated Services (ref: M08 Rev A)
- FCU 05/11 Coordinated Services (ref: M09 Rev A)
- FCU 05/12 Coordinated Services (ref: M10 Rev A)
- FCU 05/12 and 14 Coordinated Services (ref: M11 Rev A)
- FCU 05/15 Coordinated Services (ref: M12 Rev A)
- FCU 05/16 and 17 Coordinated Services (ref: M13 Rev A)
- FCU 05/01 Setting Out (ref: M14 Rev A)
- FCU 05/02 and 3 Setting Out (ref: M15 Rev A)
- FCU 05/04 Setting Out (ref: M16 Rev A)
- FCU 05/05 6 and 7 Setting Out (ref: M17 Rev A)
- FCU 05/08 Setting Out (ref: M18 Rev A)
- FCU 05/09 and 10 Setting Out (ref: M19 Rev A)
- FCU 05/11 Setting Out (ref: M20 Rev A)
- FCU 05/12 Setting Out (ref: M21 Rev A)
- FCU 05/13 and 14 Setting Out (ref: M22 Rev A)
- FCU 05/15 Setting Out (ref: M23 Rev A)
- FCU 05/16 and 17 Setting Out (ref: M24 Rev A)
- Roof Level AC and Ventilation Services (ref: M25 Rev A)
- Basement Level AC and Ventilation Services (ref: M26 Rev A)

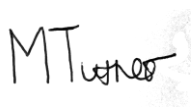
Plumbing Information:

- Hot, Cold and Above Ground Drainage Services to 5th Floor Toilet and Kitchen Areas (ref: 7556-PS01 Rev A)
- Hot, Cold and Above Ground Drainage Services to Basement Toilet, Shower and Kitchen Areas (ref: 7556-PS01 Rev C)

The above pack of plans provide the new MEP services proposed (electrical, HVAC, and plumbing). The pack includes specifications and details the location and installation method.

We trust that the information submitted is sufficient to discharge the conditions, and we look forward to confirmation that the application has been validated. Please do not hesitate to get in contact if you have any queries or require any further information.

Yours faithfully



Megan Turner
Graduate Planner