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15th November 2024

Manchester City Council
Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Via The Planning Portal (PP-13536795)

Dear Sir / Madam,

**APPLICATION FOR THE DISCHARGE OF CONDITIONS 3,4,5 AND 6 ASSOCIATED WITH PLANNING
CONSENT REF. 140057/LO/2024.**

5th FLOOR BRIDGEWATER HOUSE, 58-60 WHITWORTH STREET, MANCHESTER, M1 6LT

On behalf of the applicant, Victoria College of Arts and Design, we hereby submit an application to discharge Conditions 3, 4 and 5 of application reference 140057/LO/2024 for the following development at Bridgewater House:

"Listed building consent for internal alterations to fifth floor".

This listed building consent was approved 9th September 2024.

This application comprises:

- Completed planning application forms.
- VCAD-MANCHESTER- Proposed Layouts with Material Specification (outlined in Table 1 below;
- Product Specification Summary- BWH (outlined in Table 1 below); and,
- Planning application fee of £215.00.

Discharge of Conditions

This application is made to discharge Conditions 3,4 and 5 which are written out in **Table 1**:

Table 1 below identifies the specific requirements of the conditions and the information submitted to satisfy each part.

Condition	Wording	Information Submitted
3	<i>Notwithstanding the approved details, prior to the installation of any MEP services,</i>	Document ref. VCAD-MANCHESTER- Proposed

	full and final MEP specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development and completed prior to first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	Layouts with Material Specification: Page 2 and 3- scaled cross sections Page 1- floor plans Page 3, 4 and 6- elevations of the location Page 4 and 6- method of installation *Please note that ceiling plans are not being provided at this stage as it is the applicants intention to provide with As Build Drawing.
4	Notwithstanding the details approved under condition 2, prior to the application of any of the internal finishes listed below, material samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of product specification, physical samples and scaled drawings as appropriate of the following: a) floor finishes b) paintwork c) glazing d) light fixtures e) plasterwork f) sanitary finishes g) floor finishes h) heating goods i) trunking The approved materials shall be implemented in full as part of the development. Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the	a) floor finishes- Product Specification Summary-BWH b) paintwork- Product Specification Summary-BWH c) glazing- Product Specification Summary-BWH d) light fixtures- Product Specification Summary-BWH e) plasterwork- Product Specification Summary-BWH f) sanitary finishes- none being installed. g) floor finishes- Product Specification Summary-BWH h) heating goods- No new heating goods to be installed. i) trunking- as existing. The Applicant invites the Council to visit the site for samples. We will be in touch to organise suitable day and time.

	Core Strategy	
5	Glazing shall be installed in accordance with the approved detail (C.Typical Glazing Details A011.3 R2). The approved details shall be implemented as part of the development. Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	VCAD-MANCHESTER-Proposed Layouts with Material Specification- Page 5

Table 1

Summary

This application is made to discharge Conditions 3, 4, and 5 of application reference **140057/LO/2024** to enable development to commence at Bridgewater House.

I trust the enclosed information is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please don't hesitate to contact me.

Yours faithfully,

Meghan Gleeson
Planner