



Paul Butler Associates

Planning, Development & Heritage Consultants

21 November 2024

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

24.1994

FAO Max Gibson

Dear Max

4th Floor, Bridgewater House, 58-60 Whitworth Street, Manchester, M1 6LT
Submission of Application for Discharge of Conditions

On behalf of APAM, please find enclosed an application for the discharge and partial discharge of conditions attached to Listed Building Consent (LBC) (140228/LO/2024) which was approved by Manchester City Council (MCC) on 20 August 2024. This LBC was approved alongside Change of Use Planning Permission (140240/FO/2024). The LBC was for internal works to the ground and first floor of the building, and the planning permission for change of use of the fourth floor from office (Class E(g)) to educational (Class F1(a)) use.

The applicant now wishes to progress the 'CAT A' refurbishment of the space, therefore several conditions attached to the LBC will require discharge or partial discharge prior to specific works commencing. These are conditions 3 (final details of wall and column finishes), 4 (lobby details), 5 (M&E details), 6 (samples and specifications of materials).

This letter sets out the condition requirements and refers to the information which has been submitted to secure the necessary discharge.

Condition 3 - final details of wall and column finishes

The condition states:

'Notwithstanding the details in the approved document (-Drawing - Proposed AXI - 610 GROUND FLOOR - WALL FINISHES PLAN-Drawing - Proposed AXI - 614 FOURTH FLOOR - WALL FINISHES PLAN received by the City Council, as Local Planning Authority, on 13/08/2024) prior to the application to any finishes to historic walls and columns, full and final details of the finishes shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of method statements, in situ samples and product specifications as appropriate. The approved details shall be implemented in full as part of the development.'

Please find enclosed:

- Partition Specification Details and Sections as Proposed (Ref: AXI – 399).

- Fourth Floor CAT A Wall Finishes Plan As Proposed (Ref: AXI – 614).
- Jotun Steelmaster Paint Specification.
- Blok Projects Method Statement (Refer to Section 17).

Plan AXI – 399 includes confirmation that the steel columns to both the ground and 4th floor will be finished in Crown Trade Clean Extreme Scrubbable Matt - (colour to match farrow and ball - railings), which is consistent with the approved finish to other floors within the building.

Please also refer to the Material Specification Sample Report which sets out the method of paint application. In-situ samples are available to view on site, and we are happy to coordinate a site visit.

We trust the submitted information is sufficient to enable the partial discharge of this condition. Further information will be submitted in respect of the ground floor works in due course.

Condition 4 – lobby details

The condition states:

'Notwithstanding the approved document (Drawing - Proposed AXI - 141 FOURTH FLOOR INTO NEW LOBBY ELEVATION received by the City Council, as Local Planning Authority, on 13/08/2024) prior to installation of the lobby door, full and final details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings and cross section, joinery details, fixtures and fittings and specifications of materials including ironmongery. The approved details shall be implemented as part of the development.'

Please find enclosed:

- Fourth Floor CAT A Partition Plan As Proposed (Ref: AXI – 404)
- Fourth Floor CAT A Lobby Details As Proposed – Sheet 01 (Ref: AXI – 500)
- Fourth Floor CAT A Lobby Details As Proposed – Sheet 02 (Ref: AXI – 501)

We trust the submitted information is sufficient to enable the full discharge of this condition.

Condition 5 – M&E details

The condition states:

'Notwithstanding the approved details (Drawing - Proposed C8787-TLP-00-GF-DR- M-201 P1 GROUND FLOOR VENTILATION & AIR CONDITIONING SERVICES LAYOUT received by the City Council, as Local Planning Authority, on 13/08/2024; Drawing - Proposed C8787-TLP-00-GF-DR-M-203 P1 FOURTH FLOOR VENTILATION SERVICES LAYOUT received by the City Council, as Local Planning Authority, on 16/08/2024) prior to the installation of and MEP services, full and final specifications and details of all MEP services to the listed building (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.'

Please find enclosed:

- Fourth Floor CAT A RCP Clash Detection Plan As proposed (Ref: AXI – 304)
- Fourth Floor CAT A RCP Mechanical Plan As Proposed (Ref: AXI – 334)
- Fourth Floor CAT A WC Block Mechanical Plan As Proposed (Ref: AXI – 344)
- Lighting Layout Plan (Ref 01/01)
- Fourth Floor Ventilation Services Layout (Ref: DR-M-204 Rev P1)
- Proposed Fourth Floor Cross Section (Ref: AXI – 134)

Please also refer to the Material Specification Sample Report which identifies the proposed equipment and method of installation.

We trust the submitted information is sufficient to enable the partial discharge of this condition. Further information will be submitted in respect of the ground floor works in due course.

Condition 6 - samples and specifications of materials

The condition states:

'Prior to the installation of any elements 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) any new joinery*
- b) doors including fixtures and fittings*
- c) glazed screens*
- d) light fixtures*
- e) paintwork*
- f) plasterwork*
- g) sanitary finishes*
- h) floor finishes*
- i) heating goods*
- j) trunking*
- k) ductwork*
- l) windows including fixtures and fittings*

The approved materials shall be implemented in full as part of the development unless otherwise agreed in writing by the City Council, as Local Planning Authority.'

Please find enclosed:

- Fourth Floor CAT A WC General Arrangement Plan As Proposed (Ref: AXI-114)
- Fourth Floor CAT A Partition Plan As Proposed (Ref: AXI – 404)
- Fourth Floor CAT A WC Partition Plan As Proposed (Ref: AXI – 414)
- Fourth Floor CAT A WC Details As Proposed (Ref: AXI – 502)
- Fourth Floor CAT A Lobby Details As Proposed – Sheet 01 (Ref: AXI – 500)
- Fourth Floor CAT A Lobby Details As Proposed – Sheet 02 (Ref: AXI – 501)
- Fourth Floor CAT A Floor Finishes Plan As Proposed (Ref: AXI – 604)
- Fourth Floor CAT A Wall Finishes Plan As Proposed (Ref: AXI – 614)
- Fourth Floor CAT A Door Schedule and ID Plan As Proposed (Ref: AXI – 904)

We trust the submitted information is sufficient to enable the partial discharge of this condition. Further information will be submitted in respect of the ground floor works in due course.

We look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI IHBC
Director