

PROJECT	77-79 MOSLEY ST	DATE	NOV 2024
PROJECT REF.	1995		

App refs: 139183/FO/2024, 139184/LO/2024

This report is written in support of a Discharge of Conditions application.

139183/FO/2024

Condition 3 "No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority"

CMP attached to application.

Condition 4a "Prior to commencement of development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority"

Local Benefit strategy attached to application.

Condition 13 "Prior to commencement of development final details of a scheme for the storage (including segregated waste recycling) and disposal of refuse for each of the following:

(a) The office space at floors 1 to 3; and

(b) Each of the ground floor and basement commercial units (A,B,C and D) as shown within Dwgs 1995 P(100) Rev M and P(110) Rev N

Shall be submitted to and approved in writing by the City Council as local planning authority

Drawings 910 and 930 illustrate this strategy, along with the Waste Proforma.

Condition 14a "(a) Before development commences details of how each of the ground floor and basement commercial units (A, B, C and D) as shown on dwgs 1995 P(100) Rev M and P(110) Rev N will be acoustically insulating to ensure that there is no unacceptable level of noise break out or noise transfer from these units to the office accommodation above shall be submitted to and approved in writing by the City Council as local planning authority."

An updated version of drawing 400 is attached illustrating the floor upgrade details. The Client has confirmed that no entertainment noise is proposed.

Condition 20 "Prior to commencement of the each of the following details of the materials shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(b) Proposed railings;

The following drawing is attached:

430 – Proposed basement railings

(c) New Doors to Back George Street;

The following drawings are attached:

432 and 433 – Proposed doors to Back George St.

Condition 22 “Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Final detailed schedule of all (i) internal and (ii) external repairs and specification for all of the repair works to the building not covered separately by condition requirements below, to include making good to roof, works to stonework, plasterwork, repointing prepared by a conservation specification, schedule of works and sign off of samples on site prior to full works commencing;*

The following documents are attached:

Finishes schedule

1995 – Interior Existing Fabric Treatment Schedule – Rev A

1995-1995 Envelope Repair Specification

1995-1995 Interior Repair Specification

1995 P(420) New Lantern Roof Details

1995 P(431) Existing Lantern Roof Details

1995 P(108) Basement Plan – Finishes

1995 P(118)B Ground Floor Plan – Finishes

1995 P(128)C First Floor Plan – Finishes

1995 P(138)B Second Floor Plan – Finishes

1995 P(148)C Third Floor Plan – Finishes

1995 P(433) Wall and Chimney Section

1995 T(401) Old to New Junction Details

1995 T(403) Plant Deck Section

1995 T(405) Window Repair Detail

- b) A methodology for the taking down, capping off and making good of the chimney;*

This is included in:

1995-1995 Interior Repair Specification

- i) Details of making good parts of the building that are to be the subject of removals and / or demolition;*

This is included in:

1995 – Interior Existing Fabric Treatment Schedule – Rev A

1995-1995 Interior Repair Specification and the documents listed above.

139184/LO/2024

Condition 3 "Prior to any strip out works to the ground floor frontages comments details of a watching brief for the strip out / removal of the non original elements at ground floor level including shopfronts shall be submitted to and agreed in writing by the City Council as local planning authority."

The following documents are attached:

1995 Watching Brief

1995 Method Statement - Strip Out

Condition 4

(a) Prior to commencement of development a schedule of materials to be used on all internal and external elevations (including the film to windows) (other than those specified in condition 5) and timescales for for submission shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The following documents are attached:

Finishes schedule

1995 P(108) Basement Plan – Finishes

1995 P(118)B Ground Floor Plan – Finishes

1995 P(128)C First Floor Plan – Finishes

1995 P(138)B Second Floor Plan – Finishes

1995 P(148)C Third Floor Plan – Finishes

Condition 6 "Before development commences, a full photographic record of the building internally and externally before and after any strip out / demolition works) including the roof and ornate staircase and all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority."

The following documents are attached:

1995 - Photographic Record

Condition 7 "Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

d) A methodology for the taking down, capping off and making good of the chimney;

This is included in:

1995-1995 Interior Repair Specification

l) Final details of the recreated staircase and partitioning associated with the retained staircase between the 2nd and 3rd floor and works to make good following removal;

The following documents are attached:

1995 P(425)A Typical Former Stair Location Details
1995 P(426) Typical Former Stair Location Details 2

m) Details of how the existing staircase will be dismantled and stored for reuse;
This is included in the Interior Specification document.

p) Details of interfaces of new partitions and raised floors with original building fabric;

The following documents are attached:

1995 T(401) Old to New Junction Details
1995 P(425)A Typical Former Stair Location Details
1995 P(426) Typical Former Stair Location Details 2

q) Details of how alterations to floors will impact on levels, thresholds and features such as doors, architraves and skirtings;

The following documents are attached:

1995 T(400) Floor Details
1995 P(425)A Typical Former Stair Location Details
1995 P(426) Typical Former Stair Location Details 2

r) Fireproofing works;

The following documents are attached:

1995 T(400) Floor Details
1995 P(425)A Typical Former Stair Location Details
1995 P(426) Typical Former Stair Location Details 2

t) Formation and making good of structural openings;

The following documents are attached:

1995 P(433) Wall and Chimney Section
1995 P(425)A Typical Former Stair Location Details
1995 P(426) Typical Former Stair Location Details 2