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The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow rectangular background.

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Dear Sir or Madam

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATION TO DISCHARGE CONDITIONS 3, 4, 5 AND 6 OF LISTED BUILDING CONSENT
REFERENCE 1388330/LO/2023
THE TOOTAL BUILDINGS, BROADHURST HOUSE, 56 OXFORD STREET, MANCHESTER M1 6EU
APPLICATION BY XLB PROPERTY**

Introduction

We write on behalf of our client, XLB Property, to apply for to discharge a series of conditions of Listed Building Consent Reference 1388330/LO/2023. The conditions have been applied to an approval to refurbish ground floor suites at the Tootal Buildings.

Application Submission

The documents which comprise the application and the conditions to which they relate are:

- This covering letter
- The completed application forms
- Condition 3:
 - Jointing and Fixing details for all component materials document
 - Environmental Management Plan prepared by Cubic Works
 - Windows Document
- Condition 4:
 - Method Statement for Heritage Restoration and Reinstatement Works prepared by Gazelle Art Plasterers
- Condition 5:
 - Paint Analysis Report prepared by Heritage Project Management
 - Paint Specification Sheet
 - Drawing Ref. AXI-650 Rev 1 – 'Ground Floor Plan Wall Finishes as Proposed'
- Condition 6:
 - Mechanical Specifications Sheet
 - Drawing Ref. GF-M-57-701 Rev C1 – 'Ground Floor | Suite 1 VRF, Heating & Mechanical Ventilation'
 - Drawing Ref. GF-M-57-703 Rev C1 – 'Ground Floor | Suite 1 VRF, Heating & Mechanical Ventilation'

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Information

The application provides information required to discharge Conditions 3, 4, 5 and 6 of Listed Building Consent Reference 1388330/LO/2023. Taking each condition in turn:

- Condition 3 requires:

'3) a) Notwithstanding the details submitted with the application, prior to the commencement of any the following works, samples and specifications including detailed drawings of:

i) The proposed glass.

ii) All repairs to original fabric.

iii) The proposed decoration of all surfaces.

iv) The proposed corner window.

shall be submitted for approval in writing by the City Council, as Local Planning Authority.

b) The following information shall also be for approval in writing by the City Council, as Local Planning Authority.

(i) jointing and fixing details between all component materials

(ii) a strategy for quality control management.

(iii) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

The approved materials shall be used in the works hereby approved and all approved materials shall be implemented prior to the reoccupation of the development.'

The submission includes:

- Condition 3(a):

Details of the window information requested are provided in the enclosed Windows Document.

- Condition 3(b):

- Jointing and Fixing details for all component materials document.
- Environmental Management Plan prepared by Cubic Works who is the contractor including details of the strategy for quality control.

The necessary information has been provided to discharge Condition 3.

- Condition 4 requires:

'4) Notwithstanding the details submitted with the application, prior to the completion of the development hereby approved and prior to the works to columns and corning, a repair strategy and detailed method statement for the columns and corning shall be submitted to and agreed by the City Council as local planning authority. The

works to columns and cornicing shall then be carried out fully and only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.'

A Method Statement for Heritage Restoration and Reinstatement Works prepared by Gazelle Art Plasterers is submitted and provides details of the repair strategy and method statement for the columns and cornicing.

The necessary information has been provided to discharge Condition 4.

- Condition 5 requires:

'5) Notwithstanding the details submitted with the application, prior to the commencement of any repainting of painted surfaces a paint analysis, method statement for any removal of paint and final paint specifications and colours shall be submitted to and agreed by the City Council as local planning authority. The repainting works shall then be carried out fully and only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.'

A Paint Analysis Report prepared by Heritage Project Management of the existing paint in the building is provided and a Paint Specification Sheet showing the new paint to be used is provided alongside Drawing Ref. AXI-650 Rev 1 – 'Ground Floor Plan Wall Finishes as Proposed' which provides details of the locations of that new paint to be used.

The necessary information has been provided to discharge Condition 5.

- Condition 6 requires:

'6) Notwithstanding the details submitted with the application, prior to the installation of any M&E equipment full and final details of the finishes of this equipment shall be submitted to and agreed by the City Council as local planning authority. The finishes of the equipment shall then be implemented fully and only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.'

The Mechanical Specifications Sheet provides details of the M&E equipment and its finishes that will be used and Drawing Refs. GF-M-57-701 Rev C1 – 'Ground Floor | Suite 1 VRF, Heating & Mechanical Ventilation' and GF-M-57-703 Rev C1 – 'Ground Floor | Suite 1 VRF, Heating & Mechanical Ventilation' provide details of their locations.

The necessary information has been provided to discharge Condition 6.

Conclusion

As can be seen from the above, the necessary information has been provided to discharge Conditions 3, 4, 5 and 6 of Listed Building Consent Reference 1388330/LO/2023.

We trust that the details included above and on the enclosed drawings provide you with sufficient information to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making.



In the meantime, should you require any clarification or additional information, please do not hesitate to contact either Matthew Sobic or Katie Parfett at these offices.

Yours sincerely

A stylized, handwritten signature of the word "Savills" in a cursive script.

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Enc.