Outlook

Fw: CDN/24/0824 - Condition 3 (Strip Out) & CDN/24/0698

From Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Date Thu 17/10/2024 10:33
To Planning <Planning@manchester.gov.uk>

1 attachment (645 KB)
SLH - Soft Strip Works Methodology.pdf;

Please can you upload to this cdn - email and attachements. thanks

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Jay Patel <jay.patel@savills.com>
Sent: 17 October 2024 10:17
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Subject: CDN/24/0824 - Condition 3 (Strip Out) & CDN/24/0698

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Jenn / Paula

Please see attached the updated statement responding to MCC queries relating to Condition CDN/24/0824 (& CDN/24/0698) as detailed below.

Revised comments on Conditions attached to 136163/LO/2023
CDN/24/0824 - Condition 3 (Strip Out)
Please confirm whether the submitted detail is relevant only to **Condition 3 (CDN/24/0824) attached to 136163/LO/2023** or whether it is also relevant to **Condition 3 (CDN/24/0698) attached to 136161/LO/2023**.

Treating these as one, we offer the following comments: The attached soft strip methodology would apply to both conditions.

- Whilst omitted from the scheme, it is advised that strip out and repair works cover the 14th floor as a key aspect of the Grade II listed asset. Please confirm this. We can confirm that all repair works noted within the attached methodology will also apply to the 14th Floor.
- Further information is required on repairs/reinstatement works to historic ceilings and walls other than to cornices and skirting boards, including methodology and material specifications. One of the actions is to “Apply filler within any holes in the walls, ceiling of floor area”. This does not set out sufficient safeguards for the repairs/reinstatement of historic fabric/finishes to ceilings and walls. Walls and ceilings have now been added to the repair section within the attached methodology.
- Concerned about the lack of any provisions to clean and repair tiling and glazed brickwork in key areas. Some provisions for cleaning/repair/reinstatement should be provided. We are happy to discuss the areas of high-priority and the general approach to exposure and repairs. However, methodology of appropriate cleaning/repairs/reinstatement works should be agreed and included in the method statement. Cleaning of heritage tiling has now been added to the repair section within the attached methodology.

NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.
For information on how Savills processes your personal data please see our privacy policy
Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.
Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)
Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.
Savills Advisory Services Limited. A subsidiary of Savills plc. Registered in England No 06215875. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.
Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.
Savills Channel Islands Limited. A subsidiary of Savills plc. Registered in Guernsey No. 29285. Registered office: Royal Terrace, Glategny Esplanade, St Peter Port, Guernsey, GY1 2HN. Registered with the Guernsey Financial Services Commission. No. 86723.
Martel Maides Limited (trading as Savills). A subsidiary of Savills plc. Registered in Guernsey No. 18682. Registered office: Royal Terrace, Glategny Esplanade, St Peter Port, Guernsey, GY1 2HN . Registered with the Guernsey Financial Services Commission. No. 57114.
We are registered with the Scottish Letting Agent Register, our registration number is LARN1902057.
Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation –Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2022 together, the ''Red Book'. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as

such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.
BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
****