30.10.2024

Our Ref: 2022.025

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Altrincham
WA14 4DF

Planning
Growth and Development
Manchester City Council
P O Box 532
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To whom it may concern,

Re: PARTIAL APPROVAL OF DETAILS RESERVED BY CONDITION 14 (VENTILATION STACK) OF CONSENT REF: 135825/JO/2022

We are pleased to submit this application to approve details reserved by condition on behalf of Peelers Estates Ltd for condition 14 (Ventilation Stack).

The condition was reserved on consent ref. 135825/JO/2022 for:

Variation to planning condition 3 (Specified Plans) associated with Listed Building Consent 132536/JO/2021 to make internal reconfigurations associated with the increase in the number of apartments together with associated elevational alterations

The description of development, as amended by 135825/JO/2022, is:

Listed Building Consent for alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 81 residential units, associated landscape and other associated works.

The application is supported by a Method Statement ref. HSRR/MS:250 Rev 2, prepared by Henley Stone Restoration & Remedials.

Condition 14 states:

(a) The work for the stabilisation and repair of the ventilation stack shall be carried out in accordance with the following information

- Chimney structural report prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 20 May 2022

(b) Prior to the commencement of works associated with the repair, restoration and alteration of the ventilation stack, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate. For the avoidance of doubt this shall include the following:

- Repair, restoration and alteration of brick and stone work to the stack;
- Installation of light box feature to top of the stack; and
- Installation of timber fins and fireplace to lower sections of the stack.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

The scope of the submitted Method Statement includes the repair, restoration and alteration of brick and stone work to the stack. This application therefore seeks to partially discharge condition 14, with details relating to the light box feature, timber fins and fireplace to be provided at a later date.

We trust that you have all the information required to validate the approval of this details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



George Bissett
Assistant Planner
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