



Paul Butler Associates

Planning, Development & Heritage Consultants

25 October 2024

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

FAO Angela Leckie

Our Ref: 23.1948

Dear Mrs Roscoe,

The Grand, 1 Aytoun Street, Manchester, M1 3DB
Replacement of combustible cladding and associated fire remedial works

Introduction

On behalf of our client, The Grand Management Company, we are pleased to submit this application for planning permission and listed building consent. The application relates to The Grand, which is Grade II listed and was originally constructed in 1867 as a warehouse, converted to a hotel in 1883 and now in residential use since being converted to apartments in circa 2000.

Planning permission and listed building consent is sought for the removal of combustible cladding from the modern roof extension and replacement with visually similar cladding which complies with fire safety regulations. Other associated fire remedial works required to the building will involve removal of other combustible materials including the render, skirting boards and balcony decking and replacement with materials that have been approved by the fire engineer.

Schedule of Information

In addition to this covering letter, the following information has been submitted as part of the application:

- Application Forms and Ownership Certificates
- Heritage, Design and Access Statement (prepared by Paul Butler Associates)
- Sound Insulation Review (prepared by CSG acoustics)
- Fire Statement (prepared by Part B)
- Application Drawings (prepared by Halliday Meecham Architect – refer to drawing issue sheet)
- Material Specification Sheet (prepared by Halliday Meecham Architects)
- Material Samples – see images, physical samples to be delivered or viewed on site.

The planning application fee (£293.00) has been paid by my client at the time of submission.

Appraisal

The proposed fire remedial works are wholly acceptable from a planning perspective given these are required for fire safety reasons – please refer to the submitted Fire Statement which discusses the need to upgrade the building such that it meets current building safety and fire regulations.

The proposed materials will have a visually similar appearance, form and finish to the existing materials, and therefore are not considered to result in any implications in terms of design or visual amenity. The impact upon the heritage significance of the Grade II listed building is considered in detail within the submitted Heritage, Design, and Access Statement.

The proposal will not have any impact upon amenity for occupiers of the building or neighbouring occupiers. A Sound Insulation Review report has been submitted and demonstrates that the proposed replacement materials would not compromise the sound insulation to the building or residential apartments. Overall, the proposed works are considered wholly acceptable and we anticipate; planning permission and listed building consent should be duly granted by the local authority.

We trust that this information is sufficient to enable the positive determination of this application. We are keen to work with Council officers to secure planning permission as soon as possible, so that fire remedial works can commence on site and the building can be made safe.

Yours sincerely



Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner

Appendix 1: Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

Notice of the application has been served on the following:

- 116 x Residential Apartments: Flats 101-713 The Grand, 1 Aytoun Street, Manchester
- AMK Leonard Investment Ltd, Commercial Unit The Grand, 1 Aytoun Street, Manchester, M1 3DB