



Paul Butler Associates

Planning, Development & Heritage Consultants

22 July 2024

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

FAO Michael Pearson

20.1496/c1

Dear Mrs Roscoe

**Application for Approval of Details Reserved by Condition
Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD**

On behalf of our client Charlotte Street (Manchester) Ltd, we are pleased to submit these applications for 'Approval of Details Reserved by Condition'.

The applications relate to the discharge of conditions attached to the following approvals:

136925/FO/2023 – External alterations in association with renovation of existing office accommodation within building

136926/LO/2023 – Listed Building Consent for internal and external alterations in association with renovation of existing office accommodation within building including installation of internal lift, new windows, and internal reconfiguration.

The condition discharge application submissions relate to the following conditions:

- 136925/FO/2023 – Conditions 4, 5 (parts f and m) and 6
- 136926/LO/2023 – Conditions 3 (parts e and m) and 4

This letter sets out the numbered conditions of these approvals for which discharge is sought and identifies the information submitted in response. We are eager to discharge these elements as soon as possible to enable the progression of works on site.

Planning Permission 136925/FO/2023

Condition 4 states:

Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority which for the avoidance of doubt shall include:

- *Display of an emergency contact number;*
- *Dust suppression measures;*
- *Compound locations where relevant;*

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- Location, removal and recycling of waste;
- Types and frequency of vehicular demands;
- Routing strategy and swept path analysis
- Parking of construction vehicles and staff; an
- Sheeting over of construction vehicles;

Development shall be carried out in accordance with the approved construction management plan.

response: Please refer to the Construction Phase Plan prepared by TJM Projects.

Condition 5 states:

Notwithstanding the details as set out in condition 2 above before the following elements proceed final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Full and final details of the external lighting proposals.*
- (b) Full and final details of any proposed signage.*
- (c) Full and final joinery details of the new hoist doors to rear elevations*
- (d) Structural Engineers' drawings and details of the proposed works associated with the proposed new level access, as per drawing no. 508.*
- (e) Full and final details of the proposed fire door to Reyner Street*
- (f) Cleaning methodology and sample of cleaning and paintwork removal to external stonework and brickwork***
- (g) Full and final details of the proposed new gate to the bin store to Reyner Street*
- (h) Structural Engineers' drawings and details of the glazed floor reinstatement in the extension*
- (i) Full and final details of any new external installations.*
- (j) Further M&E and drainage details other than as per approved drawings, including a complete cross-section of the proposed services to ground, first and fourth floor, detail of any penetrations through historic fabric and full and final details of proposed manifestation, location and appearance of any containment (i.e. refrigerant pipework to the main staircase, electrical conduits).*
- (k) Full and final details of the vents/louvres to external elevations*
- (l) Full and final details of the proposed new windows and railings to Charlotte Street and Faulkner Street*
- (m) A method statement for and samples of works to historic fabric and features, including, but not limited to, joinery (windows, doors and surrounds), brickwork (including mortar), floorboards, historic sprinkler system and ironwork;***
- (n) full and final details of the new partitions to external walls, including affixing detail*

All of the above shall be implemented in accordance with the approved details before the use of the remodelled space commences unless otherwise agreed with the City Council as local planning authority.

response: please refer to method statements provided by Hulpont Ltd in relation to part f of the condition, and a method statement prepared by Traditional Sash Window Restorations in relation to part m of the condition.

Condition 6 states:

No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Response: Please find attached the Waste Management Strategy Proforma and relevant drawings prepared by Park Designed architects and OBL.

Listed Building Consent 136926/LO/2023

Condition 3 states:

Notwithstanding the information as set out on the approved plans, additional details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority (pre-commencement):

- (a) Full and final joinery details of the new hoist doors to rear elevations*
- (b) Structural Engineers' drawings and details of the proposed works associated with the proposed new level access, as per drawing no. 508.*
- (c) Full and final details of the proposed fire door to Reyner Street*
- (d) Full and final details of works proposed to the existing rear staircases and panelling, including a detailed method statement and the proposed restoration & repair schedule*
- (e) Cleaning methodology and sample of cleaning and paintwork removal to external stonework and brickwork***
- (f) Full and final details of the proposed new gate to the bin store to Reyner Street*
- (g) Structural Engineers' drawings and details of the glazed floor reinstatement in the extension*
- (h) Full and final details of any new external installations, including external lighting and security features*
- (i) Further M&E and drainage details other than as per approved drawings, including a complete cross-section of the proposed services to ground, first and fourth floor, detail of any penetrations through historic fabric and full and final details of proposed manifestation, location and appearance of any containment (i.e. refrigerant pipework to the main staircase, electrical conduits).*
- (j) Full and final details of the vents/louvres to external elevations*
- (k) Full and final details of the proposed new windows and railings to Charlotte Street and Faulkner Street*
- (l) Full and final details of acoustic, fire and thermal insulation to walls, ceilings and floors;*
- (m) A method statement for and samples of works to historic fabric and features, including, but not limited to, joinery (windows, doors and surrounds), brickwork (including mortar), floorboards, historic sprinkler system and ironwork;***

(n) full and final details of the new partitions to external walls, including affixing detail

Response: please refer to method statements provided by Hulpoint Ltd in relation to part e of the condition, and a method statement prepared by Traditional Sash Window Restorations in relation to part m of the condition.

Condition 4 states:

Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

Response: Please find attached a Scaffolding Method Statement prepared by TAG Scaffolding.

The application fee payable for the discharge of planning conditions attached to planning permission 136925/FO/2023 has been paid on submission of the application via the Planning Portal. No fee is payable relating to the discharge of conditions attached to 136926/LO/2023.

If you require any further information in order to determine the condition discharge applications, please do not hesitate to get in touch.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tom Flanagan', with a stylized flourish at the end.

Tom Flanagan MTCP MRTPI

Director