Paul Butler Associates
Planning, Development & Heritage Consultants

20 August 2024

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

21.1661

Dear Julie

Kings House, 40-42 King St West, Manchester
Application for Discharge of Conditions

On behalf of the applicant Bruntwood, please find enclosed an application for the discharge of two conditions attached to Planning Permission 133409/FO/2022 which was approved on 27 June 2022. The description of development is:

> *'External works including works to existing entrances, replacement of existing windows including introduction of vents to lightwell windows, reconfiguration of existing plant including creation of plant enclosure, removal of small roof extension and restoration of tiled roof pitch, installation of dry riser panel, installation of façade lighting scheme, installation of 6 rooflights, creation of ground level plant enclosure, and associated works.'*

A non-material amendment application (Ref: 134685/NMC/2022) was approved on 9 September 2022 for the 'removal and addition of louvres to windows, replacement of a further 6 non-historic windows, removal, enlargement and addition of approved rooflights, and minor alterations to roof stair extension'.

This application seeks full discharge of Condition 4(a) conservation roof lights, 4(b) – roof structures, 4(c) plant equipment design 4(d) brickwork, 4(e) external lighting, and 5 – Construction Management Plan. This letter sets out the condition requirements and refers to the information which has been submitted to secure the necessary discharge.

Condition 4 (a) - conservation roof lights

This part of the condition states:

> *(Notwithstanding the details as set out in Conditions 2 and 3 above, no construction shall commence with regards to each of the following points unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:)*
>
> *a) Full and final details and cross section of the proposed conservation style roof lights to the roof.*

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In support of the discharge of part (a) of the condition, please find the following information enclosed

- Heritage Rooflight Sectional Plan by amspec (Ref: A_R(74) 101 Rev A)
- Heritage Conservation Top Hung Roof Window by amspec (Ref: A_R(74) 100)
- Heritage Conservation Roof Window Datasheet by Velux.

We trust submission of the above information is sufficient to enable discharge of this part of Condition 4.

Condition 4(b) – roof structures

This part of the condition states:

b) Full and final details (including materials and fixing details and cross section, of all proposed additional structures/roof structures to the roofscape of the building, including roof anchoring system.

In support of the discharge of part (b) of the condition, please find enclosed:

- 'Roof Proposed Plan (Ref: A_R (21) 100 rev B)'
- 'Roof Abutment Details (Ref: A_R (58) 100)'
- Roof Access Hatch details BIL-Guard 2.0
- Single Leaf Roof Access Hatch Type E-50TB

We trust submission of the above information is sufficient to enable discharge of this part of Condition 4.

Condition 4(c) plant equipment design

This part of the condition states:

c) Full and final details (including materials and colour scheme) of all proposed plant equipment to the roof and not obscured from view by proposed rooftop structures.

In support of the discharge of part (c) of the condition, please find enclosed:

- 'Roof Proposed Plan (Ref: A_R (21) 100 rev B)'
- 'Prosed South Elevation (Ref: A_X (116) 101 rev A)'
- 'Proposed East & West Elevations (A_X (116) 102 rev A)'
- 4x Data specification sheets: City Multi R2 Heat Recovery system Standard Efficiency (69-96kW); City Multi R2 Heat Recovery system Standard Efficiency (22.4-45kW); Y Series Twin Fan; PEAD-M R32 Ceiling Concealed Ducted System.

We trust submission of the above information is sufficient to enable discharge of this part of Condition 4.

Condition 4(d) brickwork

This part of the condition states:

d) Full and final details including methodology of brickwork repair and/or cleaning and reinstatement (including use of sealant, paint or any other finishes)

In support of the discharge of part (d) of the condition, please find enclosed:

- Masonry Brickwork / Mortar Repair Method Statement prepared by Amspec, dated 17.07.24
- Doff External Steam Clean Method Statement prepared by Amspec, dated 18.07.2024 and 'External Glazing Elevations King Street (Ref: 0201 rev T03)' prepared by EPR Architects
- Doff External Decoration Method Statement prepared by Amspec, dated 18.07.2024

We trust submission of the above information is sufficient to enable discharge of this part of Condition 4.

Condition 4(e) external lighting

This part of the condition states:

Full details, location and extent of means of affixing any proposed fittings and fixtures (including but not limited to lighting rigs and wiring/connections) to the structure, including where possible a programme of making good any interventions/fixings in the future.

In support of the discharge of part (d) of the condition, please find enclosed:

- 'External Lighting King Street Elevation (Ref: E1875-EXT-903 Rev B)'
- 'External Lighting Southgate Elevation (Ref: 1875-EXT-E902 Rev B)'
- 'External Lighting General Controls Arrangement (Ref: E1875-EXT-901 Rev B)'
- Wolf Technical Data Sheet, LED projector
- Wolf Technical Data Sheet, Trim
- Technical Data Sheet, Up & Down light
- OSRAM Dali switch technical data sheet
- Mean Well LED driver data sheet

We trust submission of the above information is sufficient to enable discharge of this part of Condition 4.

Condition 5 – Construction Management Plan.

The condition states:

Prior to the commencement of the construction phase of the development a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include

- *Method Statements and risk assessments for construction and demolition works*

- *Display of an emergency contact number to be displayed in a publicly accessible location*
- *Dust and dirt suppression measures*
- *Compound locations where relevant*
- *Location, removal and recycling of construction waste*
- *Details of the vehicular activity associated with the construction, including a strategy for the routing of construction traffic and swept path analysis*
- *Details of the location and arrangements for all parking of all construction related vehicles and staff*
- *Community consultation strategy, including a strategy for consultation with affected residents and local businesses, which shall include details of how there will be engagement, consultation and notification during the works*
- *construction and demolition methods to be used; including the use of cranes*
- *a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.*

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

In support of the discharge condition 5, please find enclosed:

- Community consultation letter
- Construction Environnemental Management Plan & Construction Method Statement
- Highway condition survey
- RAMS
- Traffic Management Plan
- 'Traffic management arrangement for road narrowing (Ref: 353-01-A)'

We trust submission of the above information is sufficient to enable the discharge of Condition 5.

We look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely

Don Murphy MPLAN MRTPI IHBC
Director