

MAY 2024

Cobbett House, Manchester Royal Infirmary, Oxford Road, M13 9WL
Charities Office - Planning portal ref: PP-13080543

Application to Discharge Conditions



**23016 3.01 (24-05-25) Charities Office, Cobbett House, MRI:
Application to discharge conditions 1, 2, 3, 4, 7 & 8
Listed Building Consent - 138839/LO/2023**

Condition 1 – The development must be begun not later than the expiration of three years beginning with the date of this permission.

Confirmed. The development is to begin on site in June 2024, which is within three years of the permission granted by the Council on 7th May 2024.

Condition 2 – The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawing - Proposed 100101 Demolition Ground Floor Plan
Drawing - Proposed 320102 Internal Door Schedule
Drawing - Proposed 740101 Sanitaryware Schedule
Drawing - Proposed 763101 Reception Desk
Drawing - Proposed 763103 High Level Storage Unit
Drawing - Proposed 763104 Kitchenette
Drawing - Proposed 77-0001 Office Plans and Elevations
Drawing - Proposed 77-0003 Print Area Plans and Elevations
Drawing - Proposed 77-0009 Store Elevations
Drawing - Proposed 77-0010-01 Circulation Elevations
Drawing - Proposed 77-0011 WC Elevations
Drawing - Proposed 77-0012 WC Elevations
Design & Access Statement
Drawing - Proposed 77-0004 REV D Meeting Room Plans and Elevations
Drawing - Proposed 320101 REV C Proposed Internal Glazed Screen Schedule
Drawing - Proposed 13392-SIS-XX-00-DR-E-6001
Drawing - Proposed 13392-SIS-XX-00-DR-E-6002
Drawing - Proposed 13392-SIS-XX-00-DR-E-6201
Drawing - Proposed 13392-SIS-XX-00-DR-E-6301
Drawing - Proposed 13392-SIS-XX-00-DR-E-6401
Drawing - Proposed 13392-SIS-XX-00-DR-E-6801
Drawing - Proposed 13392-SIS-XX-00-DR-M-5001
Drawing - Proposed 13392-SIS-XX-00-DR-M-5201
Drawing - Proposed 13392-SIS-XX-00-DR-M-5301
Drawing - Proposed 13392-SIS-XX-00-DR-M-5501
Drawing - Proposed 13392-SIS-XX-00-DR-M-5701
Drawing - Proposed 120101 REV D GF PLAN
Drawing - Proposed 200102 REV D General Arrangement
Drawing - Proposed 202101 REV B Proposed General Arrangement Sections
Drawing - Proposed 220101 REV D Internal Partition Type Plan
Drawing - Proposed 350102 REV E Reflected Ceiling Plan
Drawing - Proposed 350301 REV A Ceiling Raft Details
Drawing - Proposed 350302 REV B Typical Ceiling Detail
Drawing - Proposed 421001 REV C Floor Finishes
Drawing - Proposed 421002 REV D Wall Finishes Plan
Drawing - Proposed 670101 REV D Fire Strategy
Drawing - Proposed 700101 REV E Loaded Layout
Drawing - Proposed 760101 REV D Joinery Location Plan
Drawing - Proposed 763102 REV D Low Level Storage Unit
Drawing - Proposed 763105 REV A 4-Person Booth
Drawing - Proposed 763106 REV B Double Unit With Recycling
Drawing - Proposed 77-0002-00 REV D Open Office Area Plans and Elevations
Drawing - Proposed 77-0002-01 REV D Open Office Area Plans and Elevations
Drawing - Proposed 77-0005-01 REV C Flexible Space Plans and Elevations
Drawing - Proposed 77-0006 REV C Kitchenette Plans and Elevations
Drawing - Proposed 77-0007-01 REV B Reception Plans and Elevations
Drawing - Proposed 77-0013 REV C Booth Elevations
Heritage Statement

Condition 3 – Notwithstanding the drawings approved under Condition 2, prior to the application of any of the internal finishes listed below, material samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

Refer to the attached architects drawings for details relating to the internal floor and wall finishes:

23091-DAY-ORC053-00-DR-A-421001-Proposed Floor Finishes-C01

23091-DAY-ORC053-00-DR-A-421002-Proposed Wall Finishes Plan-C02

Condition 4 – Prior to the installation of the glazed screen to the meeting room as identified in the approved drawing (Drawing - proposed 77-0004 REV D MEETING ROOM received by the City Council, as Local Planning Authority, on 30/04/2024), details of method of affixing, product specification and a sample of the glazed screen shall be submitted to an approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

Refer to the attached architect drawing for details relating to the glazed screen and structural engineers drawing for fixing details:

23091-DAY-XX-00-DR-A-320101-Proposed Internal Glazed Screen Schedule-C
DFA_SC_ERC1-DFA-S1-GF-DR-S-0400 P3.

Condition 7 – Prior to the installation of any new external plant to the rear of the building, any damage to the listed building created by the removal of redundant plant shall be made good in accordance with a method statement to be submitted to and approved in writing by the City Council, as Local Planning Authority. The method statement shall include a survey of damage, repair techniques, product specifications, samples of repairs and a schedule of implementation. The approved details shall be implemented in full as part of the development.

Refer to the attached architect drawing for the existing and proposed elevations and services engineers statement in relation to the methodology of installation:

23091-DAY-XX-ZZ-DR-A-214102-Existing Proposed Elevations-C01.

Summary statement by SI Sealey:

The two existing redundant supply and extract air handling units are to be decommissioned and stripped out completely, with the existing supply and extract ductwork to and from the former kitchen being stripped out (left and right hand side of the access door / steps).

The existing condensers serving the internal wall-mounted AC units located below the windows shall be decommissioned and stripped-out with the existing refrigerant pipework being removed.

New wall-mounted condensers and associated pipework will utilise existing cable-trays (i.e. no new fixings).

Two new floor-mounted Mitsubishi Mechanical Ventilation Heat Recovery Units (MVHR) shall be installed in weatherproof housing, in the external courtyard.

The supply and extract ductwork shall utilise existing penetrations in the modified upper section of the windows, which was previously utilised by the kitchen supply and extract air handling units.

Penetrations for ductwork not to be replaced again in the former upper section of the windows are to be made good (non-specialist work).

Two new 250mm penetrations shall be formed in the external wall of the modern single storey office extension to allow new supply and extract mechanical ductwork to be routed internally. The associated ductwork shall be connected to one of the two floor-mounted MVHR

One new 300mm penetration shall be formed in the same extension external wall to allow for the mechanical extract ductwork. This shall be terminated in an external weather louvre.

There is no known structural or fabric damage requiring specialist repairs.

Condition 8 – Prior to the removal or installation of any plant to the rear of the building, full and final details of the works to this elevation, together with the plant to be removed and installed, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings (elevations, cross sections and plans) and product specifications of the heat pumps and elevational alterations (louvres and vents). The approved details shall be implemented in full as part of the development.

Refer to the attached architect drawing for the existing and proposed elevations and services engineers drawing for the replacement equipment and product information in relation to the installation:

23091-DAY-XX-ZZ-DR-A-214102-Existing Proposed Elevations-C01.

13392-SIS-XX-00-DR-M-5001.

13392-SIS-XX-00-DR-M-5501.

13392-SIS-XX-00-DR-M-5701.

Product specification provided by SI Sealey:

Mitsubishi LGH Lossnay LGH-50RVX3-E * Mitsubishi Lossnay LGH-100RVX3-E (MVHR).



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