

24.05.2024
Our Ref: 2022.025



George Bissett
16 Old Market Place
Altrincham
WA14 4DF

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

Re: PARTIAL APPROVAL OF DETAILS RESERVED BY CONDITIONS 6 (NEW STRUCTURE), 7 (MASONRY WORKS) AND 9 (REPAIR WORKS) 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 the following conditions:

- 6 (New Structure);
- 7 (Masonry Works); and
- 9 (Repair Works).

The conditions were 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 requisite planning application fee (£145.00) has been paid online via the planning portal (PP-13094043).

The application is supported by the following documents:

- Elevation Study A (ref. 0321-TGA-XX-XX-DR-A-2101-P02), prepared by Tim Groom Architects;
- Elevation Study D (ref. 0321-TGA-XX-00-DR-A-2104-P02), prepared by Tim Groom Architects;
- Photos of Goulden Street Cut Line, prepared by Big Red Construction;
- Method Statement (ref. HSR/MS:0527), prepared by Henley Restoration & Remedials;
- Risk Assessment (ref. HSR/RA:0527), prepared by Henley Restoration & Remedials;
- Risk Assessment and Method Statement Addendum Form (ref. HRR.SF6), prepared by Henley Restoration & Remedials;
- Sample Issue Sheet (Anti-Graffiti) (ref. HRR.SF37), prepared by Henley Restoration & Remedials;
- Pre-Condition Survey Photos, prepared by Henley Restoration & Remedials;
- Storage of Stone off-site Costs (ref. HSRR/290322/6 REV B), prepared by Henley Restoration & Remedials;
- Sample Issue Sheet (Pointing); prepared by Henley Restoration & Remedials; and
- Supplementary Photo of Sample Pointing, prepared by Big Red Construction.

Information in relation to these conditions was previously submitted under application ref. CDN/21/0553. This application provides additional information and details for approval.

Table 1 below sets out the conditions to which this application relates.

No.	Condition Wording	Submitted Information
6	<i>The proposed development shall be fixed/erected adjacent to the listed building in accordance with the method statement detailing how the development will be fixed/erected adjacent to the listed building has been prepared by Mulbury, drawing 5015327-RDG-00-ZZ-DR-S-0112_P1 Masonry Details (Existing and New Build Interaction Philosophy) and drawings 0321-TGA-XX-00-DR--03000-T4, 0321-TGA-XX-01-DR--03001-T3, 0321 TGA-XX-XX-DR--21201-T2, 0321-TGA-XX-XX-DR--21302-T2, 0321-TGA-XX-XX-DR--21303-T2, 0321-TGA-XX-XX-DR-A-21601-T1, 0321-TGA-XXXX-DR-A-2101, 0321-TGA-XX-XX-DR-A-2102, 0321-TGA-XX-XX-DR-A-2104 and 0321-TGA-XX-XX-DR-A-2107 as approved by CDN/21/0553.</i> <i>The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.</i>	Elevation Study A (ref. 0321-TGA-XX-XX-DR-A-2101-P02) Elevation Study D (ref. 0321-TGA-XX-00-DR-A-2104-P02)
7	<i>The works to repair the interior and exterior masonry shall be carried out in accordance with the cleaning Methodology</i>	Photos of Goulden Street Cut Line

	<i>Specification has been prepared by Henley Stone Restoration and Remedials stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021, drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 and the method statement by Henley Stone (HSRR/MS:250) stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 as approved by CDN/21/0553.</i> <i>Prior to the commencement of the cleaning and repair works, and as detailed CDN/21/0533 decision notice, further sample cleaning and repair works shall be examined and agreed in writing by the City Council, as Local Planning Authority.</i> <i>Best endeavours shall be made to use salvage brick work and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.</i>	Method Statement (ref. HSR/MS:0527) Risk Assessment (ref. HSR/RA:0527) Risk Assessment and Method Statement Addendum Form (ref. HRR.SF6) Sample Issue Sheet (Anti-Graffiti) (ref. HRR.SF37) Pre-Condition Survey Photos Storage of Stone off-site Costs (ref. HSRR/290322/6 REV B)
9	<i>The following repair works to the south west/Goulden Street elevation, shall be carried out in accordance with the demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved as part of CDN/21/0553.</i> <i>This condition applies to the following work:</i> <i>Repair and restore of the original stone ashlar entrance/ formation of new entrance;</i> <i>Repair and restore stone quoins and surrounding brickwork together with cornice to stone ashlar entrance;</i> <i>Repair and restore stone plinth;</i> <i>Repair and restore quoins at the junction of Goulden Street and Chadderton Street; and</i> <i>Repair and restore the three cast iron gate posts and pilasters to form new entrance.</i>	Sample Issue Sheet (Pointing) Supplementary Photo of Sample Pointing

<i>The repairs must be carried out in accordance with this method statement and specification. Where walls are being removed and the brick/stone is being made good by way of a return or stop end, then the masonry, bonding and pointing should match and the quality of these needs to be assessed by carrying out a sample return panel to be agreed in writing by the City Council, as Local Planning Authority, prior to the commencement of full scale works at the building.</i> <i>The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.</i> <i>Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.</i>	
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Table 1: Planning Conditions

Information Summary

Condition 6 – The Elevation Studies prepared by Tim Groom Architects provide updated details showing the relationship between the proposed wall/façade and the existing wall.

Condition 7 – Submitted is a Method Statement and Risk Assessment for masonry repairs, pointing, stone removal and replacements, façade cleaning and surveys. In addition, the RAMS Addendum Form provides details to cover the works being carried out to the internal and where possible external faces of the brickwork to allow for the opening and subsequent demolition of the existing brickwork to both Goulden street and Chadderton Street Elevation, to allow the safe removal of brickwork and metal steel plating within the wall construction to be pulled over by the 13T digger on site.

A graffiti cleaning sample has also been undertaken on site, documented for agreement in the Sample Issue Sheet (Anti-Graffiti).

Condition 9 – A pointing sample has been undertaken on site in liaison with the Local Planning Authority. The results are demonstrated in the submitted Sample Issue Sheet (Pointing). Also submitted is a Supplementary Photo of Sample Pointing, which was taken at a later date (approximately 2 weeks) after it had had more time to cure. These sample works and results have previously been seen by the Local Planning Authority and are now being formally submitted for approval.

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,

A handwritten signature in black ink, appearing to read 'G Bissett', written in a cursive style.

George Bissett
Assistant Planner
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