

138495/FO/2023 – DISCHARGING PLANNING CONDITIONS 3)(a) 3)(b) AND 4)

138496/LO/2023 – DISCHARGING LISTED BUILDING CONDITIONS 3), 4)(a), 4)(b), 4)(c), 5)(a)

The Whitworth, Oxford Road, Manchester, M15 6ER

This statement is to discharge planning conditions 3)(a), 3)(b) and 4), and listed building conditions 3), 4)(a), 4)(b), 4)(c) and 5)(a) for the works to the retaining wall at The Whitworth, Oxford Road, Manchester, M15 6ER. Application numbers 138495/FO/2023 and 138496/LO/2023.

Please see below comments:

138495/FO/2023 - DISCHARGING PLANNING CONDITIONS 3)(a) 3)(b) AND 4)

3)(a) Please refer to the enclosed programme of works, which shows that the work element to rebuild the brick wall will start at the end of July 2024 and the terracotta work element will start at the start of October 2024. Could the brick samples, terracotta samples and mortar samples be agreed on site with the Conservation Officer well in advance of any rebuilding work, but to allow the project to start, with this element of works to be agreed once on site?

Our aim is for samples of brick, mortar and terracotta to be available when the works start on site on 20 May 2024, and would look to arrange a meeting with the Conservation Officer to sign them off within the first two weeks of the project starting on site.

3)(b) Please refer to the Powell Masonry Heritage Method Statement and MC Construction Quality Plan.

From a University of Manchester perspective, there will be weekly minuted site meetings to review progress and to inspect works, as well as additional site visits where required. Works progress will be documented through the meeting minutes and through photo surveys to ensure that the project progress is properly documented. Any issues with the workmanship will be raised immediately with the Contract Manager.

We will also be ensuring that the named personnel from Powell Masonry are actually the people on site carrying out the works.

The lead for the project is Jo Wavish, Project Building Surveyor, supported by Julian Taylor, Project Building Surveyor.

4) Please refer to enclosed Bartlett Tree Protection Plan Report.

138496/LO/2023 - DISCHARGING LISTED BUILDING CONDITIONS 3), 4)(a), 4)(b), 4)(c), AND 5)(a)

3) Please refer to the enclosed Powell Masonry Heritage Method Statement.

4)(a) Please refer to the enclosed bill of quantities, drawings and Powell Masonry Heritage Method statement.

4)(b) Please refer to the MC Construction project programme, bill of quantities and Powell Masonry Heritage Method Statement.

4)(c) Please refer to the Powell Masonry Heritage Method Statement and MC Construction method statement for protection of the facade.

5)(a) Please refer to the enclosed MC Construction method statement for careful removal and storage of the railings. Once the railings are removed we will be able to properly inspect their condition to determine the most appropriate refurbishment method. Could the refurbishment method be agreed after the railings have been removed, to allow them to be inspected properly?