

Planning Services
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08 August 2024

Dear Sir or Madam,

DETAILS REQUIRED TO DISCHARGE CONDITIONS 3, 4, 5 and 6 PURSUANT TO LISTED BUILDING CONSENT APPLICATION REF: 135950/LO/2023 FOR INTERNAL AND EXTERNAL WORKS COMPRISING REINSTATEMENT OF PLASTER AND TILES ON STAIRWELL WALLS, REINSTATEMENT OF METAL FRAMED HIGH LEVEL WINDOWS, WORKS TO THE ROOF AND RETENTION OF 1NO. ROOF ACCESS HATCH AT 12 – 20 ST ANNS SQUARE, MANCHESTER, M2 7JB.

Cushman & Wakefield, on behalf of DTZ Investors, hereby apply to Manchester City Council to discharge conditions 3, 4, 5 and 6 pursuant to application ref: 135950/LO/2023 at 12 – 20 St Anns Square, Manchester, M2 7JB.

Condition 3: Fire Exit Staircase

Condition 3 states:

The works to repair previous damage to the stairwell walls shown on drawings referenced 07 and 10 received by the City Council as local planning authority on 13 May 2024 shall be fully completed in accordance with the scope of works for the reinstatement of the walls to the fire exit staircase received by the City Council as local planning authority on 13 May 2024 within 4 months of the date of this decision.

Document ref: 'Planning Conditions response 135950-LO-2023 - 31.07.2024' has been prepared and is submitted with this application. The document includes detail on a Terrix plastering system which is proposed as an alternative Lime Plaster method. We would welcome the Councils view on whether this is an acceptable method for the replastering of the staircase.

Condition 4: Window Replacement

Condition 4 states:

Prior to the full reinstatement of metal framed windows in the locations shown on drawing referenced 02 Rev A, which was received by the City Council as local planning authority on 13 May 2024 an in-situ sample of the Smart Architectural Aluminium Alitherm Heritage Windows as shown within the data sheet received by the City Council as local planning authority on 13 May 2024 shall be made available on site for assessment and approval in writing by the City Council as local planning authority within 3 months of the date of this decision.

Should the sample not be considered acceptable alternative products, installation methods or finishes shall be assessed on site and a sample approved in writing by the City Council as local planning authority within 3 months of the date of this decision.

Following approval in writing by the City Council as local planning authority of the acceptability of the sample (a) or (b) within 3 months of the date of approval of the sample all PVC windows of the fourth floor of the north elevation of the building shall be replaced with Alitherm windows or an alternative approved metal windows in accordance with the approved sample.

Document ref: 'Planning Conditions response 135950-LO-2023 - 31.07.2024' has been prepared and is submitted with this application. The document notes that a sample of the window is available to view at a local suppliers based in Salford. As such we would like to arrange a visit with the Council for the sample to be viewed and agreed. Unfortunately, there is no opportunity for the sample to be installed on site.

Condition 5: Roof Hatch

Condition 5 states:

The roof access hatch identified for removal on the drawing entitled 'Roof Access Plan' received by the City Council as local planning authority on 13 May 2024 shall be removed and the fabric affected fully reinstated in accordance with a method statement/method statement to be submitted to and approved in writing by the City Council as local planning authority within 3 months of the date of this decision.

The works shall be completed in accordance with the approved method statement (a) within 6 months of the date of this decision.

Document ref: 'Planning Conditions response 135950-LO-2023 - 31.07.2024' has been prepared and is submitted with this application. The document includes a method statement for the removal of the hatch and the reinstatement of the wall.

Condition 6: Roof Equipment

Condition 6 states:

All retained roof mounted handrails, bridges and ladders as shown on the drawing entitled 'Roof Access Plan' received by the City Council as local planning authority on 13 May 2024 shall be painted black to minimise their appearance and impact on the character and appeared of the building within 3 months of the date of this decision.

Document ref: 'Planning Conditions response 135950-LO-2023 - 31.07.2024' has been prepared and is submitted with this application. The document includes a method statement for the painting of the roof equipment.

I trust that you have all of the necessary information to approve these details and discharge the relevant conditions, however if you have any queries, please do not hesitate to contact me.

Yours sincerely



Sarah Hughes MRTPI
Associate, Cushman & Wakefield - Planning