

17 May 2023

Planning and Highways Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Jennifer,

123-125 Liverpool Road, Manchester (PP Ref. 137547/LO/2023)

Please find enclosed an application for the discharge of Listed Building Consent Conditions 4 (brickwork and repointing), 9 (rainwater goods), 18 (ceilings and cornice), 24 (lime plaster) and 25 (elevation works) attached to planning permission ref. 137547/LO/2023. The applicant is Salboy Liverpool Road Ltd.

Planning History

Planning Permission for No.123-125 Liverpool Road was granted on 9 February 2018 under planning application reference 117897/FO/2017 ("the Original Permission"). The Original Permission provides consent for demolition of the non-original rear extension, and creation of a 5-storey extension and external alterations to refurbish and re-use No.123-125 Liverpool Road as a hotel (Use Class C1) with associated food and beverage uses (Use Class A3 and A4).

The approved Description of Development as written on the Original Permission is as follows:

"Demolition of c.1950-1960 rear extension to No.123 Liverpool Road with the creation of a new 5- storey extension and external alterations as part of proposals to refurbish and re-use No. 123 – No.125 Liverpool Road as a hotel (Use Class C1) with associated bar and restaurant (Classes A3 and A4), servicing and ancillary works."

Listed Building Consent was granted for concurrently on 9 February 2018 under Listed Building application reference: 117898/LO/2017 ("the Original LBC").

The approved Description of Development as written on the Original LBC is as follows:

"Demolition of c.1950-1960, non-original, rear extension to No. 123 Liverpool Road; creation of a new 5- storey extension and internal and external alterations to No. 123 and No. 125 Liverpool Road including removal of a stair case; creation of an internal connection between the buildings; replacement windows and doors; introduction of a roof light, the creation of a new access to No. 125 Liverpool Road from Woollam Place, each as part of proposals to

refurbish and re-use No. 123 – No. 125 Liverpool Road as a hotel (Use Class C1) with associated bar and restaurant (Classes A3 and A4), servicing and ancillary works.”

A new LBC application was submitted in July 2023, to reflect the changes in the baseline position of the buildings and to seek listed building consent for the current proposals.

The approved Description of Development as written on the amended LBC, to which this application relates, is as follows:

“Demolition of c.1950-1960, non-original, rear extension to No. 123 Liverpool Road; creation of a new 5- storey extension and internal and external alterations to No. 123 and No. 125 Liverpool Road including removal of a stair case; creation of an internal connection between the buildings; creation of internal openings to original walls, amendments to floors and ceilings, replacement windows and doors, reinstatement of original historic features, each as part of proposals to refurbish and re-use No. 123 – No. 125 Liverpool Road as a hotel (Use Class C1) with associated bar and restaurant (Use Class E), servicing and ancillary works.”

Additionally, a Non-Material Amendment (‘NMA’) application was submitted in July 2023 (ref. 137554/NMC/2023) and subsequently approved for the reconfiguration of the internal layout and changes to roof top plant and window design, which amended Condition 2 of the original planning permission. The description of development of the approved planning application is as follows:

"Demolition of c.1950-1960 rear extension to No.123 Liverpool Road with the creation of a new 5-storey extension and external alterations as part of proposals to refurbish and re-use No. 123 - No.125 Liverpool Road as a hotel (Use Class C1) with associated bar and restaurant (Classes A3 and A4), servicing and ancillary works." and "Non material amendment to planning permission 117897/FO/2017 to reconfigure internal layout, changes to roof top plant and changes to window design" and "Application for the discharge of conditions 3 (Materials), 4a (Ground Conditions), 5 (Drainage), 6 (Drainage Management), 7 (Archaeology), 9 (Construction Management Plan), 10 (Travel Plan), 12 (Local Labour), 15 (Fumes), 16 (Commercial Noise), 17 (Plant), 22 (servicing Strategy) and 23 (Traffic Management) attached to previously approved planning application 117897/FO/2017."

In order to carry out the required works to further develop the Site, the Applicant is now seeking to discharge the following Listed Building Consent conditions:

Condition Wording	Information Submitted
Listed Building Consent 137547/LO/2023	
4) Prior to the commencement of repair and cleaning works to the exterior masonry, a detailed method statement and specification (including material specification) for the removal, alteration, repair, re-pointing, cleaning and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development. 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	<ul style="list-style-type: none"> • IMG_1841.JPEG • Condition 4. External Masonry. SLHA heritage methodology.pdf • Liverpool Rd - LBC Condition 4 - Cleaning Masonry 2.0.pdf • 1073-TGA-XX-ZZ-DR-A-95050-P03-North Elevation Proposed.pdf

<p><i>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></p>	<ul style="list-style-type: none"> • Appendix C - Use of general hand held tools Rev3.pdf • Appendix C - Liverpool Road DOMIS Rev.2_.pdf • Appendix B - Hot-Lime-Method-Statement.pdf • Appendix A - Lime-Pointing-Guide-Sheet.pdf • Listed Building Methodology.pdf • Appendix E - Risk Assessment (Pressure Washer).pdf • Appendix D - Liverpool road - Facade Treatment.pdf <p>A Method Statement and Specification are submitted to support this application.</p> <p>The appointed heritage consultant has prepared a methodology, which confirms that the proposed approach would not have a damaging impact on the listed building.</p>
<p><i>9) Prior to the commencement of works reinstate rainwater goods (downpipes and gutters) to the listed building, a detailed method statement, specification and location of rainwater goods including material (cast iron) how they will be fixed to the listed fabric, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The installation of the rainwater goods shall be carried out in accordance with this method statement and be completed prior to the first occupation of the development.</i></p>	<ul style="list-style-type: none"> • RWG Sample 3.jpg • RWG Sample 2.jpg • RWG Sample 1.jpg • P1824-NOV-XX-03-DR-M-5201-P01.pdf • alumasc-cast-iron-rainwater-technical-brochure-0023.pdf. • Condition 9. Rainwater goods. SLHA heritage methodology.pdf • Liverpool Road DOMIS Install of Cast Iron RWG.pdf • Rainwater-76-Moulded Gutter.pdf • Liverpool Road - LBC Condition 9 - Rainwater Goods.pdf <p>Research was undertaken into the most appropriate material to be used for</p>

	<p>rainwater goods and cast iron was decided on.</p> <p>The submitted note written by the Applicant, as well as the technical specification, provide details of the product.</p> <p>A review and subsequent report has been undertaken by the heritage consultant, to confirm the use of cast iron is acceptable from a heritage perspective.</p>
<p><i>18) Prior to the commencement of works associated with the installation of the new ceilings (lather and plaster) including under drawing, cornices and other plaster work to the walls, a detailed method statement and specification (including sections, specifications and materials) in association with the installation works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.</i></p>	<ul style="list-style-type: none"> • RE_ Liverpool Road- Plasterwork discharge of condition.msg • 1073-TGA-XX-ZZ-DR-A-95095-P01 CT-01 Revised Proposal.pdf • 1073-TGA-XX-ZZ-DR-A-95090-P01 Ceiling Types.pdf • 1073-TGA-XX-02-DR-A-95094-P02 Proposed RCP - Level 02.pdf • 1073-TGA-XX-01-DR-A-95093-P02 Proposed RCP - Level 01.pdf • 1073-TGA-XX-00-DR-A-95092-P02 Proposed RCP - Level 00.pdf • 0025_SP_XX_XX_DR_A_4500.pdf • Condition 18. Ceilings and Cornice. SLHA heritage methodology.pdf <p>Details of the proposed amendments to expose the new lathe and plaster at the cornice are outlined within the submitted information.</p> <p>A heritage methodology has been provided by the appointed heritage consultant, which outlines that the previously consented proposals for the plasterwork and cornice to Nos. 125 and 123 Liverpool Road resulted in moderate adverse impacts and that the current changes to the consented proposals are considered to maintain those established moderate adverse impacts.</p>

<p>24) Prior to the commencement of works to reinstate the lime plaster, a method statement shall be submitted to the City Council, as Local Planning Authority. This shall also include an assessment of the existing plaster within the building and the method for the required removal of existing plaster.</p> <p>The approved details shall be implemented as part of the development.</p>	<ul style="list-style-type: none"> • Condition 24 reinstatement of lime plaster. SLHA heritage methodology.pdf • Liverpool Road - LBC Condition 24 - Lime Plaster.pdf • Listed Building Methodology.pdf • Email.pdf • Appendix C - Liverpool Road Plaster.pdf • Appendix B - Lime Insulation Guide Sheet.pdf • 2023.11.09. 123 125 Liverpool Road - Plaster Repair Survey and Methodology. SLHA - REV A.pdf <p>A heritage methodology has been provided by the appointed heritage consultant, which outlines that the previously consented proposals for the plasterwork and cornice to Nos. 125 and 123 Liverpool Road resulted in moderate adverse impacts and that the current changes to the consented proposals are considered to maintain those established moderate adverse impacts.</p>
<p>25) Prior to the commencement of any works to replace the elevation at 123 Liverpool Road, fronting Liverpool Road, a detailed method statement and materials sample shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.</p>	<ul style="list-style-type: none"> • Liverpool Rd - LBC Condition 25 - 123 Elevation.pdf • Condition 25 - 123 Elevation. SLHA heritage methodology1.pdf • Appendix E - Risk Assessment (Pressure Washer).pdf • Appendix D - Liverpool road - Facade Treatment.pdf • Appendix C - Use of general hand held tools Rev3.pdf • Appendix C - Liverpool Road DOMIS Rev.2_.pdf • Appendix B - Hot-Lime-Method-Statement.pdf • Appendix A - Lime-Pointing-Guide-Sheet.pdf • 1073-TGA-XX-ZZ-DR-A-95050-P03-North Elevation Proposed.pdf

	<ul style="list-style-type: none"> • IMG_6634 - Sample Panel B.jpeg • IMG_6633 - Sample Panel A.jpeg <p>A heritage methodology has been provided by the appointed heritage consultant, which outlines that the submitted details provide an appropriate level of detail and that the proposed approach would not have a damaging impact upon the listed building.</p>
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Pre-Submission Consultation

Detailed pre-application discussions with the Conservation and Planning Officers at Manchester City Council ('MCC').

A number of on-site meetings and site visits have been held with MCC Officers since October 2023. In addition, information in relation to the above conditions have been discussed and shared with Officers and feedback received resulting in the above information now being formally submitted.

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

Document	Reference	Prepared By	Date
Application Form	N/A	Deloitte	May 2024
External Masonry Heritage Methodology	N/A	SLHA	February 2024
External Masonry Methodology		Domis Construction	March 2024
General Listed Building Methodology		SLHA	February 2024
Lime Pointing Specification	Appendix A	Eden Hot Lime Mortar	February 2024
Hot Lime Mortar Method Statement	Appendix B	Eden Hot Lime Mortar	February 2024
Mortar Method Statement	Appendix C	Kinlan Brickwork Specialists	January 2024
Risk Assessment – Hand Tools	Appendix D	Domis Construction	October 2014
Risk Assessment – Pressure Washer	Appendix E	Domis Construction	N/A
North Elevation Proposed	1073-TGA-XX-ZZ-DR-A-95050	Tim Groom Architects	October 2023
Rainwater Goods Heritage Methodology	N/A	SLHA	February 2024

Rainwater Goods Specification	Standard Cast Iron Rainwater Range	Alumasc	N/A
Method Statement and Risk Assessment – Rainwater Goods	Method Statement and Risk Assessment for The installation of Aluminium/Cast Iron RWG'S	Roof Drainage Systems Ltd / Domis Construction	February 2024
Mechanical Services Above Ground Drainage Third Floor	P1824-NOV-XX-03-DR-M-5201-P01	Novo Integration Ltd	January 2023
Rainwater Goods – Moulded Gutter	N/A	Heritage Cast Iron Rainwater	February 2024
Ceilings and Cornice Heritage Methodology	N/A	SLHA	February 2024
Cornice Details	0025_SP_XX_XX_DR_A_4500	Studio Power	October 2023
Proposed RCP – Level 00	1073-TGA-XX-00-DR-A-95092-P02	Tim Groom Architects	June 2023
Proposed RCP – Level 01	1073-TGA-XX-01-DR-A-95093-P02	Tim Groom Architects	June 2023
Proposed RCP - Level 02	1073-TGA-XX-02-DR-A-95094-P02	Tim Groom Architects	June 2023
Ceiling Types	1073-TGA-XX-ZZ-DR-A-95090-P01	Tim Groom Architects	June 2023
Revised Proposal	1073-TGA-XX-ZZ-DR-A-95095-P01 CT-01	Tim Groom Architects	January 2023
Reinstatement of Lime Plaster - Heritage Methodology	N/A	SLHA	February 2024
Lime Plaster Methodology	N/A	Domis Construction	January 2024
Eden Lime Insulation Mixing Instructions	Appendix A	Eden Hot Lime Mortar	February 2024
Plaster Details - Emails	Appendix B	Domis Construction	November 2024
Elevational Treatment Methodology	N/A	Domis Construction	March 2024
123 Elevation – Heritage Methodology	N/A	SLHA	February 2024
Façade Treatment	Appendix F	Domis Construction	November 2023

The application to agree details reserved by a condition attached to listed building consent application 137547/LO/2023 have been submitted via Planning Portal (Reference number: PP-13026417).

We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the partial discharge of the conditions outlined above, to allow works to commence on site.

If you require any further details, please do not hesitate to contact Rachel Poole (0161 455 6272 / rpoole@deloitte.co.uk) or Eleanor Scrafton (escrafton@deloitte.co.uk / 0161 455 8598).

Yours sincerely

Deloitte LLP

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