

Issue	Date	Comment
01	01/03/2024	First issue
02	22/03/2024	Issued for discharge of condition application
03	04/04/2024	Updated to reflect client comments
04	05/05/2024	Amended discharge of condition application.

Discharge of Conditions FO 4 8 15 16 17

33 Thomas Street, Manchester M4 1NA

Full Planning Application: 135615/FO/2022

4) Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include;

- Display of an emergency contact number;
- Arrangements that no noisy work shall commence before 08:30
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

Refer to 1661-D09-02 Construction Stage Management Plan

8) Notwithstanding the recommendation within the Noise Impact Assessment, Ref: AA0438, 33 Thomas Street, Manchester, M4 1NA by Azymuth Acoustics UK stamped as received on 08-12-23 before development commences final details of the following shall be submitted:

(a) a scheme for acoustically insulating and mechanically ventilating the residential accommodation against local road traffic network, any local commercial/industrial noise sources including the ground floor / basement commercial unit;

Refer to:

- 1661-271 Roof Details (Wood fibre insulation to roof and OSB3 layer sealed to rafters)
- 1661-3115 External Opening OE-02-01 (Secondary glazing)
- 1661-D08 Visual specification (L10/113 Double glazed sash windows, L10/126 Rooflight, L10/131 Secondary glazing, L20/115 Glazed doors)
- AA0438 33 Thomas Street, Manchester NIA Final (Acoustic ratings and description of example build-ups)
- [SECTIONS_AND_DETAILS-2292565](#) (Detail 10 showing separating floor: floor void filled with mineral wool and joists overlaid with 9mm plywood, ceiling below underdrawn with 100mm mineral wool + 2 x layers acoustic plasterboard)

(b) An assessment of the potential for overheating and any required mitigation which the noise insulation scheme shall take into account shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation and ventilation scheme and shall be completed before any of the dwelling units are occupied.

The following noise criteria will be required to be achieved whilst providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

The scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

Refer to:

- AA0438 33 Thomas Street, Manchester NIA Final
 - [VENTILATION_AND_AIR_CONDITIONING_LAYOUT-2292519](#)
 - [VENTILATION_SECTION-2292520](#)
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15) No development that is hereby approved shall commence unless and until a schedule of material samples and programme for the submission and implementation of works to which the materials relate has been submitted to and approved in writing by the City Council as local planning authority. The samples strategy shall then be submitted, approved in writing by the City Council as local planning authority in accordance with the programme agreed above and implemented in accordance with the agreed timescales.

Refer to 1661-D09 Visual Specification for full specifications and visual representation.
LPA to advise on any physical samples which may be required.

16) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority: Structural strengthening works and other structural interventions to the front first floor window. The approved details shall be implemented prior to the first use of the development.

Ground floor, first floor, second floor all strengthened as follows:

- Lift floor boards.
- Installing new joists in between existing.
- Existing joists retained in situ, refixed where necessary due to replacement of lintels.
- Existing floor boards reinstated in accordance with architectural detail.

Refer to J-22119-102, J-22119-103 and J-22119-104.

Ground floor beam strengthening, refer to J-22119-004 (steel plate reinforcement) and J-22119-102 (layout)

Lintels:

- As existing to shopfront and top floor. (ref. J-22119-102)
 - First floor front windows to be replaced with steel or proprietary steel lintels. (ref. J-22119-103)
 - First floor rear - new opening with steel or proprietary steel lintel. (ref. J-22119-103)
 - New build areas, proprietary lintels to be used.
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17) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Shopfront treatment based on any findings as a result of the discharge of condition 4.

Some investigations have been carried out. Consoles are face-fixed to non-original sign demonstrating that they are unlikely to be original. Original brickwork behind the sign has been removed historically and modern structural steel has been installed (see watching brief). No evidence of the original signage therefore exists.

Detailed proposals for new signage and shopfront surround to follow.

b) Works to roof (beams, ceilings slates etc.) and chimneys based on any findings as a result of the discharge of condition 4.

Gutter repair and hole in lead already repaired to stop water ingress damaging the internal brick work, beams and basement.

Also refer to structural engineer's design information.

No other works to roof or chimneys is required or proposed.

c) Product details and sections of any secondary glazing.

Refer to:

1. JWA drawing 1661-3115-01 External Opening OE-02-01; and
2. Manufacturer drawing 'HORIZONTAL-SLIDING-UNIT-2-PANE'
3. Manufacturer drawing 'LOWER-VERTICAL-SLIDING-SASH-BULL-NOSE'.

1. and 2. apply to 4 x windows on 02 second floor.
3. applies to principal elevation window on 01 first floor.

Refer to 1661-D09 Visual Specification, L10/131 Secondary glazing

d) Repairs to the existing windows & doors, including sample of the new glazing and a method statement for the works.

Careful removal of loose, flaking paint.

Damaged panes replaced with heritage replica single glazing, (refer to 1661-3115 External Opening OE-02-01 External Opening OE-02-02, 1661-3117, 1661-D08 Visual Specification, L40/124).

Any rotten timber repaired with resin or new timber spliced into existing.

Any loose joints refurbished using traditional methods (eg. glued tenon joints)

Wooden parts repainted with breathable linseed oil paint.

Hardware cleaned and eased, damaged or missing parts replaced with similar sized brass fittings.

Discreet window locks added, polished brass.

e) New external doors & windows including the new door to the 1990's extension.

Existing fire escape door to be reused.

New windows to rear of first floor and new outrigger to be timber framed sash windows, refer to 1661-D08 Visual Specification, L10/113.

New terrace door to first floor to be heritage aluminium with horizontal glazing bars, refer to 1661-D08 Visual Specification, L20/115.

Rooflight to bathroom to be conservation rooflight, refer to 1661-D08 Visual Specification, L10/126.

f) Treatment of the east external wall.

External east wall in the courtyard (currently painted white at ground level and bare brick at first and second floor) is part of the Bay Horse Pub. No alterations are proposed to this wall.