

02 April 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sirs, Madam,

Grosvenor Building, Manchester

Application for Discharge of Condition 3 of Planning Permission Ref: 131811FO/2021, and Condition 6 of Listed Building Consent Ref: 131812/LO/2021

Please find enclosed a condition discharge application in relation to the Grosvenor Building, Manchester, approved under Planning Permission Ref: 131811/FO/2021 and Listed Building Consent Ref: 131812/LO/2021. The application is submitted by Manchester Metropolitan University ('the Applicant').

This application is submitted to discharge Condition 3 attached to the Planning Permission, which has the following description of development:

"Planning permission for insertion of safe access equipment systems to the roof of the Grosvenor Building, including steel access ladders and fall arrest systems, and replacement of fire exit door with window."

It is also submitted to discharge Condition 6 attached to the Listed Building Consent, which has the following description of development:

"LISTED BUILDING CONSENT for the full refurbishment of the Grade II Listed Grosvenor Building including internal and external alterations, refurbishment of existing windows, roof and facade, internal aesthetic works, installation of 1no Passenger lift and 1no Platform Lift, and the complete refurbishment/replacement of all MEP services"

Conditions Discharge

This section sets out the relevant condition and documentation that is submitted in support of the application for the discharge of the relevant conditions.

Planning Permission

Condition 3 reads:

“A signage strategy for external signage shall be submitted to and agreed in writing by the City Council as local planning authority, before the signage is installed. The signage should be minimised and suitably formed and located. All external signage shall then comply with the approved strategy.”

Placemarque, the applicant’s signage consultant, have designed appropriate signage to be fixed to the external façade of the building. The naming of the building is being amended, from the “Grosvenor Building” to “Grosvenor West”.

The signage is designed to show the new name of the building, enable wayfinding around the site, and remove redundant signage. “Grosvenor West Refurbishment: Signage Schedule” prepared by Placemarque details the signage sizing and detail.

Four no. signs are proposed on external facades that are considered secondary, and these consist of aluminium powder coated panels held off the wall by rods.

The main entrance to the building from the principal facade will be tidied up with the removal of redundant signage (2.no) and one new plaque inserted in line with the wayfinding across the wider Manchester Metropolitan University campus.

Vinyl is also proposed above this door to provide advertisement space for Holden Gallery exhibitions.

The design and location of the signage is considered appropriate for the location, and we therefore consider that this condition can be fully discharged.

Listed Building Consent

Condition 6 reads:

“A signage strategy for internal and external signage shall be submitted to and agreed in writing by the City Council as local planning authority, before the signage is installed. The signage should be minimised and suitably formed and located. All external signage shall then comply with the approved strategy”

In the report produced by Placemarque; “Grosvenor West Refurbishment: Signage Schedule”, a full schedule of internal signage is considered. The design follows on from the existing signage throughout the Grosvenor East building, as they are interconnected at ground level. It is also considered there is substantial redundant signage and clutter, including poster cases, information boards and signage drawn on paper and sellotaped to doors, which will be removed in order to rationalise wayfinding.

The proposed signage is to be fixed with rods, and is raised from the wall, in order to reduce surface area damage underneath each sign. The sign panels are to be powder coated aluminium panels. This material will be complementary to the architecture of the building as it’s a classic material that is used mostly in heritage spaces. It has a clean, elegant finish and is highly durable.

External signage is as outlined above.

Table 1 below confirms the documents submitted in support of this application.

Table 1: Condition, Partial/Full Discharge and Information Submitted

Condition Wording		Documents Submitted
Planning Permission		
3	A signage strategy for external signage shall be submitted to and agreed in writing by the City Council as local planning authority, before the signage is installed. The signage should be minimised and suitably formed and located. All external signage shall then comply with the approved strategy.	Grosvenor West Refurbishment: Signage Schedule
Listed Building Consent		
6	A signage strategy for internal and external signage shall be submitted to and agreed in writing by the City Council as local planning authority, before the signage is installed. The signage should be minimised and suitably formed and located. All external signage shall then comply with the approved strategy.	Grosvenor West Refurbishment: Signage Schedule

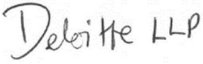
Summary

In addition to the document listed in Table 1 and this Covering Letter, the application also comprises the application form.

The Application has the Planning Portal reference: PP-12932787 (planning permission) and PP-12932831 (listed building consent) and the application fee of £209 in addition to the prerequisite Planning Portal service charge will be paid online.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of the conditions as outlined above. If you require any further details, please do not hesitate to contact my colleagues Rachel Hopkins (rachelhopkins@deloitte.co.uk / 0161 455 6812).

Yours sincerely



For Deloitte LLP