



Paul Butler Associates

Planning, Development & Heritage Consultants

23 January 2024

Mrs Julie Roscoe
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Michael Pearson

21.1658

Dear Michael

Freetrade Exchange Signage, 37 Peter St, Manchester M2 5GB - Application for Discharge of Conditions

Please find enclosed an application for the discharge of Conditions 3 (Material Samples), 4 (Fixing Detail) and 5 (Security Camera Relocation) as attached to Listed Building Consent (LBC) 137081/LO/2023. The consent relates to the Freetrade Exchange building, and was approved by Manchester City Council on 8 November 2023, alongside Advertisement Consent 137108/AO/2023. The description of development for the LBC stated:

'Listed Building Consent for installation of non-illuminated sign to side elevation, internal illuminated totem sign and internal window vinyls'

The conditions which are applied to be discharged and the information submitted in support of this is reviewed in further detail below.

Condition 3 – Material Samples

Discharge of Condition 3 as attached to the LBC is sought. The condition states:

'Prior to the commencement of the development hereby approved, exact samples of the materials to be used on site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include the material finish of all advertisements hereby approved and the opacity of the approved vinyl advertisements.'

Please refer to the following material specification sheets:

- Ritrama Graphics (window vinyl) Ref: 4-GL3B-02821 RI-145/80 PVC GLOSS WHITE TC9 AP900 WK135 RIT/GRY.
- Aalco Copper and Copper Alloys CW505L Sheet (totem) Ref: CZ106.
- Acrylic Sheet – Cast (totem).
- Thyssenkrupp Material Data Sheet – Stainless Steel (side elevation lettering) Ref: 1.4301-304

- HMG Powder Coatings Limited Epoxy Specification Sheet (side elevation lettering) Ref: 317 Series.

Physical samples of these materials are available to view on site. Full discharge of Condition 3 is sought.

Condition 4 – Fixing Detail

Discharge of Condition 4 as attached to the LBC is sought. The condition states:

‘Prior to any works relating to the approved totem sign commencing, details regarding how it shall be affixed to the listed building, along with any associated M&E works, shall be submitted to and approved in writing by the Local Planning Authority.’

Please refer to the submitted External Works Totem Sign Plan (Ref: C1821_00_90_001) – Refer to fixing detail in top right hand corner of page. It is noted that the totem sign will be affixed into concrete and no historic or original fabric will be affected. Full discharge of Condition 4 is sought.

Condition 5 – Security Camera Relocation

Discharge of Condition 5 as attached to the LBC is sought. The condition states:

‘Within three months of the date of this decision notice, a verification report detailing how the external security camera present on site has been relocated internally shall be submitted to and approved in writing by the Local Planning Authority.’

Please refer to the Security Camera Relocation Verification Report which is appended to this letter. Full discharge of Condition 5 is sought.

We trust that the submitted documents are sufficient to enable the full discharge of the identified conditions. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI
Director

Appendix A: Security Camera Relocation Verification Report

The below photographs confirm that the CCTV camera has been removed from its former location, externally above the main entrance door, and re-positioned within the reception area:



Image 1: Camera in original location



Image 2: Camera Removed



Image 3: Camera Removed

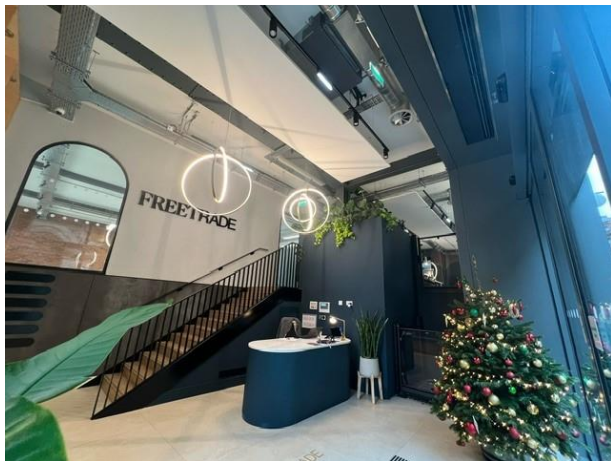


Image 4: Reception area

The camera will be attached to the existing ceiling cable tray within the reception, meaning that no historic / original fabric will be affected. Damage to the external frame will be repaired as per same method as previously agreed with MCC and implemented, in relation to temporary bolts.