



Paul Butler Associates

Planning, Development & Heritage Consultants

15 November 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

21.1590

Dear Mrs Roscoe,

38 - 42 Mosley Street and 57 Spring Gardens, Manchester, M2 3AZ
Submission of Applications for Discharge of Conditions

On behalf of our client Bruntwood we are pleased to submit applications for the discharge of conditions attached to Planning Permission 135023/FO/2022 and Listed Building Consent 135024/LO/2022. These consents relate to 'Works to the main entrance and creation of external terrace' and 'refurbishment, alterations and selective demolition to facilitate office and restaurant use including office fit-out, creation of external terrace on existing flat roof' respectively and were approved on 14 September 2023.

The following sections set out the conditions where discharge is sought, and identifies the documents which have been submitted in support of the application.

Planning Permission 135023/FO/2022

Condition 3 – Construction and Demolition Management Plan

The condition states:

'Prior to the commencement of the works to replace the terrace glazing a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- details on utility works and associated traffic management.*
- the phasing and quantification/classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway.*
- contractor parking provision.*
- measures to deal with mud and dust on the highway.*
- consideration of ongoing construction works and contractor parking in the locality.*
- details of an emergency telephone contact number for a person responsible for the site; to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.*

- compound locations where relevant.
- location, removal and recycling of construction waste.
- A community consultation plan.
- Details of the measures agreed with Metrolink.

Development shall be carried out in accordance with the approved construction management plan.'

Please refer to the enclosed Construction Management Plan – Terrace Glazing Replacement, by Bruntwood and the 2021 Hoarding Licence Application Drawing (Ref: VD21514 - 100 Rev E) which illustrates the existing compound arrangements at the site. Full discharge of Condition 3 is sought.

Condition 4 – Terrace Glazing Materials

The condition states:

'Notwithstanding the details submitted with the application, prior to the removal of any glazing from any elevation the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used in all works to the terrace and terrace elevations and detailed drawings and specifications of the glazing and frames and junctions and fixings and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The quality control management strategy.

The approved materials shall be used in the construction of the development.'

Please find enclosed Proposed Second Floor Terrace Details Plan (Ref: AXI-B550 Stage 3 Rev 1) which is submitted in relation to part a of this condition. Physical samples are available to view on site upon request. The previously submitted External Elevations as Proposed Plan (Ref: AXI-B130 Stage 3 Rev 3) has also been submitted for ease of reference.

In relation to parts b and c, please refer to the enclosed AXI Statement (dated 3.11.23) which sets out the requested information.

Full discharge of Condition 4 is therefore sought.

Listed Building Consent 135024/LO/2022

Condition 3 – Terrace Glazing Materials

The condition states:

'Notwithstanding the details submitted with the application, prior to the removal of any glazing from any elevation the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used in all works to the terrace and terrace elevations and detailed drawings and specifications of the glazing and frames and junctions and fixings and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The quality control management strategy.

The approved materials shall be used in the construction of the development.'

Please find enclosed Proposed Second Floor Terrace Details Plan (Ref: AXI-B550 Stage 3 Rev 1) which is submitted in relation to part a of this condition. Physical samples are available to view on site upon request. The previously submitted External Elevations as Proposed Plan (Ref: AXI-B130 Stage 3 Rev 3) has also been submitted for ease of reference.

In relation to parts b and c, please refer to the enclosed AXI Statement (dated 3.11.23) which sets out the requested information.

Full discharge of Condition 3 is therefore sought.

Condition 4 – Gym and Restaurant Fit Out

The condition states:

'Notwithstanding the information detailed within Condition 2 of this application, full and final details of the fit out of the gym areas of the building and the restaurant areas of the part ground floor and basement shall be submitted to and approved in writing by the City Council as local planning authority prior to the first use of either of these areas of the building to be supported by method statements, heritage statements and detailed scaled drawings to demonstrate all aspects of the fit out. These works shall be carried out fully and only in accordance with the approved information'.

With regards to the gym, please refer to the enclosed 'Basement Floor Plan As proposed' (Ref: AXI-099) which is identified as an approved plan under Condition 2 of Listed Building Consent 132738/LO/2022 which was approved by MCC on 4 July 2022.

And Basement Paint Finishes Plan Ref: AXI-629 Rev 00 (also enclosed) which identifies the wall treatments and finishes for the gym area. This plan has been approved via the discharge of Condition 3(h) (Full and Final Details) of Listed Building Consent 132738/LO/2022, which was issued by MCC on 5 April 2023. The proposed equipment within the gym area will be freestanding, and therefore no further works which would physically affect the building are proposed.

Partial discharge of this condition is therefore sought in relation to the ancillary gym, with any fit out to the restaurant being confirmed once an operator has been confirmed.

Condition 5 – Paint Finishes to Main Door

The condition states:

‘Notwithstanding the information detailed within Condition 2 of this application, the final paint finishes of the original main entrance door to be informed by a paint analysis shall be submitted to and approved in writing by the City Council as local planning authority prior to the redecoration of the door. These works shall be carried out fully and only in accordance with the approved information and the door shall be redecorated in the approved paint finish prior to the completion of the works’.

These details have previously been submitted and approved via the discharge of Condition 3(b) of 132738/LO/2022 (Condition Discharge Application CDN/23/0082) which confirmed that ‘The Paint Analysis prepared by Heritage Project Management received by the City Council as local planning authority on 14 February 2023’ was acceptable. This report is enclosed for ease of reference.

The proposed paint colour to the door has been approved as part of the condition discharge (ref CDN/22/0880 in relation to application 132738/LO/2022 and ref CDN/22/0681 in relation to application 132737/FO/2022), as in a colour to match Farrow & Ball ‘Hague Blue’.

Full discharge of Condition 5 is therefore sought.

We trust that the submitted information is sufficient to enable the discharge of each Condition identified. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI
Director