



Paul Butler Associates

Planning, Development & Heritage Consultants

8 August 2023

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

21.1590/cd7

Dear Mrs Roscoe,

**Application for Approval of Details Reserved by Condition
38 - 42 Mosley Street And 57 Spring Gardens, Manchester, M2 3AZ**

132737/FO/2022 'Refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens'

On behalf of our client Bruntwood we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. The application relates to the discharge of condition 8 attached to Planning Permission 132737/FO/2022. We are eager to discharge this condition as soon as possible to allow works to progress.

PP Condition 8 states:

'8) Prior to occupation of the development hereby approved, a scheme for external signage, lighting and CCTV shall be submitted to and approved in writing to Manchester City Council as Local Planning Authority. The details shall include the method of attachment to the exterior of the building.

Reason - To safeguard the visual amenity of the area, including identified designated heritage assets and pursuant to policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy and saved Policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan'.

In response to these conditions the following information has been submitted:

Lighting

- Drawing IEC-E1416-E-63-EXT 'External Elevations as Existing' (showing proposed lighting locations).
- Ava wall light specification.
- External Lighting Method Statement.

Signage

- Bond Signage Planning Application Drawings (8 x drawings including plans, elevations, sections and photographs).

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CCTV

- Survey drawings identifying proposed CCTV location (Refer to Elevation D-D and Cross-section Plan drawings)
- SecuriPlex Statement including Methodology and CMP.

Where redundant fixings are to be removed masonry is to be repaired using 'MM-Stone-Support'. The extent of repairs will be limited and relate to screw / fixings positions. The 'MM-Stone-Support' datasheet including methodology has been submitted.

Alongside this letter, the completed condition discharge application forms have been submitted, whilst payment of the condition discharge application fee (£116) has been made via the Planning Portal.

If you require any further information in order to determine the application please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI
Director