

1st June 2023

Anthony Mitchell
Planning
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Dear Tony,

DISCHARGE OF CONDITIONS
PLANNING PORTAL REFS PP-12061550; PP-12061578
FORMER LONDON ROAD FIRE STATION, LONDON ROAD, MANCHESTER M1 2PH

These applications are submitted on behalf of Allied London Fire Station Limited in relation to the following:

- Discharge of conditions 32, 33, 36 and 40 of app ref 132633/JO/2022 (PP-12061550)
- Discharge of conditions 7, 8, 11 and 15 of app ref 132634/JO/2022 (PP-12061578)

The related full and listed building consent applications were granted on 17th April 2020 and were subsequently amended, most recently in April 2022, respectively:

Refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works (Application to vary Condition 2 (Specified Plans) to previously approved application 127817/JO/2020); and

LISTED BUILDING CONSENT for internal and external works in association with refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel, workspace/office, commercial floorspace for shop and food and drink uses, residential apartments and leisure, together with access and highways works, servicing, rooftop plant, landscaping and associated works (Application to vary Condition 2 (Specified Plans) to previously approved application 127818/JO/2020)

Discharge of Conditions

This submission seeks to discharge the following conditions:

FUL Cond. No.	LBC Cond. No.	Condition wording
32	7	Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of all mechanical and electrical installations commence, full details of the works proposed (including routes through the building and locations of the plant on/within the roof) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.
33	8	Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of: a. signage b. lighting c. CCTV are commenced, full details giving a strategy and specifications for each of these around the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.
36	11	Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the new landscaping within the site and the internal courtyard commence, full details of the proposed works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.
40	15	Notwithstanding the information shown on/within the approved drawings and documents listed in condition 2 of this approval, before commencement of any works to the Coroner's Court, full details of the refurbishment and alteration works proposed to secure its sustainable re-use, and an ongoing management strategy for the flexible use of the Coroner's Court area, shall be submitted to, and approved in writing by, the City Council as Local Planning Authority. The works within the Coroner's Court, and the operation and use of this area, shall be carried out in accordance with the approved details.

Condition 32 / 7

The same condition is duplicated on both consents and therefore relates to both. It requires full details of all mechanical and electrical installations including routes through the building and locations of the plant on/within the roof. To discharge this condition, we have provided a series of electrical and mechanical drawings. The attached appendix lists the plans which relate to these conditions. They detail all aspects of this workstream.

Condition 33 / 8

The same condition is duplicated on both consents and therefore relates to both. Partial discharge is sought relating to CCTV only. Detailed drawings are submitted which illustrate the CCTV strategy. Further details relating to specifications are provided in the Electrical Services Installation document prepared by Consolux.

Condition 36 / 11

The same condition is duplicated on both consents and therefore relates to both. This is to be discharged through the provision of details relating to the central courtyard and pavements with drawings prepared by the scheme architects. The additional drawings prepared by Curtins indicate external works and set out the ground floor drainage general arrangement to clarify the flood risk approach. There are drawings from Vectos covering pavement construction, kerbing and edging.

Condition 40 / 15

The same condition is duplicated on both consents and therefore relates to both. This is to be a partial discharge through the provision of a Survey Report relating to Timber Inspection prepared by Trace. It details the work required in relation to timber in the Coroner's Court.

I trust the enclosed is satisfactory to allow you to register the applications and I look forward to acknowledgement of their receipt. Should you wish to discuss the proposals or have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "DBB", with a stylized flourish extending from the end.

Deborah Baker Barnett
Associate Director

SCHEDULE OF PLANS

Condition 32 / 7

647-E-(61)-00-01- LV Containment Layout T4
647-E-(61)-01-01- LV Containment Layout T5
647-E-(61)-02-01- LV Containment Layout T5
647-E-(61)-03-01- LV Containment Layout T5
647-E-(61)-B1-01- LV Containment Layout T4
647-E-(61)-RL-01- LV Containment Layout T4
647-E-(61)-RV-01- LV Containment Layout T4
647-E-(61)-SCH-01 - LV Schematic T5
647-E-(61)-SCH-02 - LV Schematic T5
647-M-(50)-B1-01 T4
647-M-(50)-B1-02 T4
647-M-(50)-SCH-01 T4
647-M-(52)-00-01 - T5
647-M-(52)-01-01 - T5
647-M-(52)-02-01 - T5
647-M-(52)-03-01 -T5
647-M-(52)-B1-01 - T5
647-M-(52)-RF-01 - T5
647-M-(52)-RV-01 - T5
647-M-(52)-SCH-01 - T4
647-M-(52)-SCH-02 - T4
647-M-(53)-00-01 - T5
647-M-(53)-01-01 - T5
647-M-(53)-02-01 - T5
647-M-(53)-03-01 - T5
647-M-(53)-B1-01 - T5
647-M-(53)-RV-01 - T5
647-M-(53)-SCH-01 - T4
647-M-(53)-SCH-01 T4
647-M-(53)-SCH-02 - T4
647-M-(54)-SCH-01 T3
647-M-(55)-00-01-T4
647-M-(55)-00-02-T4
647-M-(55)-01-01-T5
647-M-(55)-01-02-T5
647-M-(55)-02-01-T5
647-M-(55)-02-02-T5
647-M-(55)-03-01-T5
647-M-(55)-03-02-T5
647-M-(55)-B1-01-T4
647-M-(55)-B1-02-T4
647-M-(55)-RF-01-T4
647-M-(55)-RF-02-T5
647-M-(55)-RV-01-T5
647-M-(55)-RV-02-T5
647-M-(56)-00-01 - T5
647-M-(56)-01-01 - T6
647-M-(56)-02-01 - T6

647-M-(56)-03-01 - T6
647-M-(56)-B1-01 - T5
647-M-(56)-RV-01 - T6
647-M-(56)-SCH-01-T5
647-M-(57)-00-01 - T6
647-M-(57)-01-01 - T6
647-M-(57)-02-01 - T6
647-M-(57)-03-01 - T6
647-M-(57)-B1-01 - T6
647-M-(57)-RF-01 - T6
647-M-(57)-RV-01 - T6
647-M-(57)-SCH-01 - T3
647-M-(57)-SCH-02 - T3
647-M-(57)-SCH-03 - T3
647-M-(57)-SCH-04 - T3
647-M-(57)-SCH-05 - T3
647-M-(57)-SCH-06 - T3
647-M-(70)-00-01 - M&E External Services
647-M-(70)-B1-01 - M&E External Services

Condition 33 / 8

647-(SJ)-2.10.1 - London Road Fire Station - Electrical Particular Specification T3
647-E-(64)-00-01-Security Layouts
647-E-(64)-01-01-Security Layouts
647-E-(64)-02-01-Security Layouts
647-E-(64)-03-01-Security Layouts
647-E-(64)-B1-01-Security Layouts
647-E-(64)-RL-01-Security Layouts T4
647-E-(64)-RV-01-Security Layouts T4

Condition 36 / 11

LRFS-PUR-00-00-DR-A-4120 Rev 12 Proposed Courtyard (Sheet 1 of 5)
LRFS-PUR-00-00-DR-A-4121 Rev 6 Minshull Street South/Fairfield Street Pavements (Sheet 2 of 5)
LRFS-PUR-00-00-DR-A-4122 Rev 6 Minshull Street South/Whitworth Street Pavements (Sheet 3 of 5)
LRFS-PUR-00-00-DR-A-4123 Rev 6 Whitworth Street/London Road Pavements (Sheet 4 of 5)
LRFS-PUR-00-00-DR-A-4124 Rev 6 Fairfield Street/London Road Pavements (Sheet 5 of 5)
VD20375-S278-700 Rev B S278 Pavement Construction
VD20375-S278-1100 Rev C S278 Kerbing and Edging
060270-CUR-00-XX-DR-C-92501 GROUND FLOOR DRAINAGE-92501 GROUND FLOOR
060270-CUR-00-XX-DR-C-92700-C01_External Works