

Date: 01/03/2023

Our Ref: L297814

Manchester City Council
Planning and Building Control
PO Box 532
Town Hall
Manchester
M60 2LA

E-Mail Address: building.control@manchester.gov.uk

Dear Sirs,

BUILDING ACT 1984. BUILDING REGULATIONS 2010.
BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010.

REPLACEMENT OF CLADDING TO TOP 2NO FLOORS OF 7 STOREY RESIDENTIAL BUILDING AND
ALL ASSOCIATED WORKS
STONEBRIDGE HOUSE, 5 COBOURG STREET, MANCHESTER, M1 3GB

Please find enclosed the Initial Notice for the above works for which we have been appointed Approved Inspectors. We have been authorised by the person procuring the work to sign the Initial Notice on their behalf.

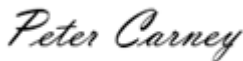
In reply to Section 5 of the Initial Notice, we would point out that there will be no new connections to the main sewer as the existing drainage is not affected by our client's proposals.

We trust you will find the enclosed documents in order, and would be grateful if you could quote our reference number when replying. I would draw your attention to the ACA/DSA initial notice protocol and would request that you contact us, if you should require any further information. However, in accordance with section 47(3) of the Building Act 1984, unless a rejection is given within the prescribed period, we will conclusively presume that you have accepted the Initial Notice without condition.

The client's personal data provided with this submission has not been obtained for marketing purposes. The use of the data for these purposes would therefore breach the principles of the Data Protection Act. We handle client data with great care and respectfully requests that the Local Authority should do the same.

Please contact us should you require any further information.

Yours faithfully



Peter Carney
Senior Project Manager

E-mail: PeterCarney@assentbc.co.uk
Contact No: 0151 548 6330

Enc: Initial Notice

Section 47 of the Building Act 1984 ("the Act")
The Building (Approved Inspectors etc.) (Amendment) (England) Regulations 2022 ("The Regulations")

INITIAL NOTICE

	To: Manchester City Council Planning and Building Control PO Box 532 Town Hall Manchester M60 2LA	Date: 01/03/2023 Oculus Ref: L297814
1	This notice relates to the following work: Replacement of cladding to top 2no floors of 7 storey residential building and all associated works Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB	
2	The approved inspector in relation to the work is: Oculus Building Consultancy The Old Function Room, Ashley Avenue, Bath, BA1 3DS Tel: 01225 480154 PLEASE REPLY TO: Unit 5 Deacon Park, Moorgate Road, Knowsley, Merseyside, L33 7RX Email - adminliverpool@assentbc.co.uk or Tel 0151 548 6330	
3	The person intending to carry out the work is: Name: Peter Knight Scanlans Property Management LLP Address: Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB	
4	This work ~~does~~ / [does not] concern a new dwelling	
5	With this notice are the following documents, which are those relevant to the work described in this notice: (a) In the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) a statement (i) ~~As to the approximate location of any proposed connection to be made to a sewer, or~~ (ii) ~~If no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or of any wastewater treatment system or any cesspool~~ (b) In the case of a new dwelling (i) ~~A statement whether or not one or more, and if so which, of the following optional requirements in the Building Regulations 2010 applies to the building works~~ (aa) ~~regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day)~~ (bb) ~~Schedule 1 Part M optional requirement M4(2) (category 2 – accessible and adaptable dwellings~~ (cc) ~~Schedule 1 Part M optional requirement M4(3) (category 3) – wheelchair user dwellings), or~~ (ii) ~~A statement that planning permission has not yet been granted for the work, and that the information required by subparagraph (b)(i) will be supplied as soon as is reasonably practicable after that permission is granted~~ (c) ~~A statement of any local enactment relevant to the work, and of the steps to be taken to comply with it~~ (d) ~~In the case of the erection of a dwelling, or a building that is to contain one or more dwellings—~~ (i) ~~a statement giving details of any public electronic communications network in relation to which a connection is to be provided,~~ (ii) ~~if an exemption in regulation 44ZB of the Building Regulations 2010 is proposed to be relied on, a statement giving details in support of the exemption,~~	

	(iii) if regulation 44ZC of the Building Regulations 2010 is proposed to be relied on, a statement giving details of the matters mentioned in regulation 44ZC(6)(a) and (b) of those Regulations and, if paragraph RA1(1)(c)(i) or (ii) of Schedule 1 to those Regulations is also proposed to be relied on, evidence of the steps taken to establish whether, and if so where, a distribution point for a gigabit-capable public electronic communications network (as defined by regulation 44C of those Regulations) is likely to be installed, in a location relevant for the purposes of paragraph RA1(1)(c) of that Schedule, within the period of two years beginning with the day on which the notice is given	
6	The work ~~is~~ / [is not] minor work.	'Minor Work' has the meaning given in regulation 9(5) of the regulations.
7	We, Oculus Building Consultancy Approved Inspectors, declare that we do not, and will not while this notice is in force, have any financial or professional interest in the work described.	If the work is not minor work then this declaration must be made. Financial or professional interest has the meaning given in regulation 9 of the regulations.
8	The Approved Inspector [will] / ~~will not~~ be obliged to consult the fire and rescue authority by regulation 12 of the regulations.	
9	We, Oculus Building Consultancy Approved Inspectors, undertake to consult the fire and rescue authority before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.	If the Approved Inspector is obliged to consult the fire and rescue authority then this declaration must be made.
10	The Approved inspector ~~will~~ / [will not] be obliged to consult the sewerage undertaker by regulation 13 of the Regulations.	
11	~~We, Oculus Building Consultancy Approved Inspectors, undertake to consult the sewerage undertaker before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.~~	
12	We, Oculus Building Consultancy Approved Inspectors are aware of the obligations laid upon us by Part 2 of the Act and by regulation 8 of the Regulations.	
13	Oculus Building Consultancy is the approved inspector for the purposes of Part 2 of the Act and in respect of the work described in this notice.	
14	A copy of the notice of approval as an approved inspector under regulation 5 of the Regulations in relation to the work described in this initial notice is on the register kept by the body designated under regulation 3 of the Regulations.	

Signed:



Signed:



Name: Jane Keely

Name: Kay Rowley

On behalf of Oculus Building Consultancy On behalf of Peter Knight Scanlans Property Management LLP

Approved Inspectors

(Person carrying out the work)

Date: 01/03/2023

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