



Paul Butler Associates

Planning, Development & Heritage Consultants

01 June 2023

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

FAO Angela Leckie

Our Ref: 23.1855A

Dear Mrs Roscoe,

56 High Street, Manchester, M4 1ED
Replacement of combustible cladding and associated fire remedial works

Introduction

On behalf of our client, Warden Construction, we are pleased to submit this planning application. The application relates to 56 High Street, a residential apartment block located in Manchester City Centre. Planning permission is sought for the removal of combustible cladding and spandrel panels and replacement with visually similar cladding which complies with fire safety regulations. Other associated fire remedial works required to the building will involve removal of external materials which will mostly be retained and reinstated. The description of development is:

"Replacement of combustible cladding and other associated fire remediation works".

Schedule of Information

In addition to this covering letter, the following information has been submitted as part of the application:

Documents:

- Application Forms and Ownership Certificates
- Heritage Statement (prepared by Paul Butler Associates)
- 56 High Street 'Remediation' 02-05-2023 (prepared by Halliday Meecham Architects).
- Fire Statement (prepared by ORSA Fire Ltd)

Drawings

- Site Location Plan 5540-HMA-HS-00-DR-A-00001 rev P1
- Proposed Site Plan 5540-HMA-HS-00-DR-A-20001 rev P1
- Existing Front Elevation 5540-HMA-HS-ZZ-DR-A-00110 rev P1
- Existing Rear Elevation 5540-HMA-HS-ZZ-DR-A-00111 rev P1
- Existing North Elevation (Hidden) 5540-HMA-HS-ZZ-DR-A-00112 rev P1
- Existing South Elevation (Hidden) 5540-HMA-HS-ZZ-DR-A-00113 rev P1
- Proposed Front Elevation 5540-HMA-HS-ZZ-DR-A-00210 rev P1

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- Proposed Rear Elevation 5540-HMA-HS-ZZ-DR-A-00211 rev P1
- Proposed North Elevation (Hidden) 5540-HMA-HS-ZZ-DR-A-00212 rev P1
- Proposed South Elevation (Hidden) 5540-HMA-HS-ZZ-DR-A-00213 rev P1
- External Wall Treatment - Cladding at Roof Level 5540-HMA-HS-ZZ-DR-A-21101 rev P1
- External Wall Treatment - Brickwork Reveal 1 5540-HMA-HS-ZZ-DR-A-21102 rev P1
- External Wall Treatment - Brickwork Reveal 2 5540-HMA-HS-ZZ-DR-A-21103 rev P1
- External Wall Treatment - Stonework at Floor Level 5540-HMA-HS-ZZ-DR-A-21201 rev P1
- External Wall Treatment - Brickwork at Floor Level rev P1 5540-HMA-HS-ZZ-DR-A-21202 rev P1
- External Wall Treatment - Spandrel Panel Curtain Walling rev P1 5540-HMA-HS-ZZ-DR-A-31201 rev P1

The planning application fee (£234.00) has been paid by my client at the time of submission.

We trust that this information is sufficient to enable the positive determination of this application. We are keen to work with Council officers to secure planning permission as soon as possible, so that fire remedial works can commence on site and the building can be made safe.

Yours sincerely



Lynsay Ewart BSc (Hons) MSc MRTPI
Senior Planner