



Paul Butler Associates

Planning, Development & Heritage Consultants

7 February 2023

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

21.1590/cd6

Dear Mrs Roscoe,

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

132738/LO/2022 'LISTED BUILDING CONSENT for the refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens'

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 these applications for the 'Approval of Details Reserved by Condition'.

The applications relate to the discharge of condition 3 parts e and j attached to Listed Building Consent 132738/LO/2022; and condition 4 part c, and condition 6 attached to Planning Permission 132737/FO/2022. We are eager to discharge these elements as soon as possible to enable the progression of works on site.

The conditions for which discharge / part discharge is sought and the information submitted as part of the applications is set out below. The parts for which discharge is sought are identified in bold (where applicable):

LBC Condition 3 states:

3) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority prior to works commencing to those elements

a. Full and Final details and details of the M&E proposed including details of the reduction of existing M&E reduction of existing M&E.

b. Full and Final details or any works/alterations to existing glazing

c. Full and Final details of new external doors to rear elevation

d. Detailed Repair Schedules and Specifications for the treatment of damp within building

e. Full and Final details and Method Statement of works to the main entrance door

f. Full and Final details of and Methodology of all repairs to plaster, timber, panelling and stairs within the building, as well as any other original features to be restored or repaired

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- g. Full and Final details of all paint surveys and Methodology of any paint removal*
- h. Full and Final details and Methodology of any decoration work within the building*
- i. Full and Final details and Methodology of any demolition works within the building*
- j. Full and Final details and Methodology for works to the double doors to the domed room***

Reason - In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building in accordance with 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

PP Condition 4 states:

- 4) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority prior to works commencing to those elements*
- a. Full and Final details or any works/alterations to existing glazing*
 - b. Full and Final details of new external doors to rear elevation*
 - c. Full and Final details and Method Statement of works to the main entrance door***

Reason - In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, EN3, CC9 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan

This discharge submission includes **LBC condition 3 part e, and PP condition 4 part c** which duplicate each other. In response to these conditions the following information has been submitted:

- '38 Mosley Street – Front Door Methodology' document
- Drawing AXI - 500 Rev 00 'GROUND FLOOR INTERNAL ENTRANCE DETAILS'
- AMCH Risk Assessment/ Method Statement / Lift Plan specification

The following information has been submitted in response to **LBC condition 3 part j:**

- Timbercoat tech data 2020
- Painting Method Thermguard Mosley
- Upgrading doors Timbercoat Paint 2015
- 38 to 42 Mosley Street Paint Analysis report by Heritage Project Management

It has been established that the main doors to the domed room can be retained rather than having to be replaced or adapted in order to meet fire safety requirements. Fire safety requirements can be met through the use of intumescent paint. Product specifications and a methodology has been provided. The doors will be painted to match 'Charleston Gray' a sample

of which is provided below. This will reflect the proposed painting of other identified timber within the building (note: panelling is not to be painted).



'Charleston Gray' colour.

Paint analysis of the domed room doors has been completed and the Paint Analysis report by Heritage Project Management has been submitted as part of the discharge application.

PP Condition 6 states:

6) No works to the Mosley Street Elevation shall take place until such time that a scheme for the protection or temporary relocation of the Overhead Line Equipment Building Fixing has been submitted to and approved in writing by Manchester City Council as Local Planning Authority in consultation with Transport for Greater Manchester

Reason - To safeguard highway and tramway safety, Metrolink infrastructure and pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012)

In response to this condition the following information has been submitted:

- 'Proposed Works to 38 Mosley Street' document
- Drawing VD21514-102 '38 MOSLEY STREET DOOR REMOVAL FOOTWAY CLOSURE / DIVERSION & WORKING AREAS SET UP'
- AMCH Risk Assessment/ Method Statement / Lift Plan specification
- 2 x email correspondence with MCC approving temporary footway closure
- Email correspondence from Metrolink confirming no objection

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 relating to the discharge / part discharge of the planning permission condition. No fee is payable for discharge of listed building consent conditions.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', written in a cursive style.

Ralph Taylor BSc. MPLAN MRTPI

Associate Director