



Paul Butler Associates

Planning, Development & Heritage Consultants

12 April 2023

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

19.1374

Dear Sir, Madam

The Waterside Hotel & Leisure Club Application for Discharge of Planning Conditions

On behalf of our client The Waterside Hotel & Leisure Club Limited, we are pleased to submit an application seeking discharge for two conditions attached to Planning Permission 126247/FO/2020, which was granted by Manchester City Council on 20 May 2020. The description of development for this Planning Permission is as follows:

Works to hotel including the infilling of existing courtyard to create additional hotel rooms and extension to spa facilities resulting in the creation of 162 sqm floorspace at ground and first floor level. Rerouting of fire escape stairway to building's north elevation and creation of additional ground floor fire escape beneath. Replacement of glazing with lightweight non-combustible infill panel to east elevation. Flat roof single storey extension at first floor level at north east corner of building resulting in the creation of 8 sqm floorspace. Installation of roof lights.

The Planning Permission is due to lapse on 20 May 2023. It is the applicant's intention to seek to partially implement the proposed scheme in advance of this date. Two 'pre-development' conditions will require discharge before works can commence. We review these, and the documents submitted to enable their discharge, below:

Condition 3

The condition states:

Above-ground construction works shall not commence until samples and specifications of all materials, including window frames, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details. Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

Please find enclosed the following documents in support of the discharge of this condition:

- Materials Schedule which has been prepared by NJSR Architects (Ref: BA XX SH A 0900) which identifies the materials for which approval is sought.

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- A brochure and colour schedule by Cedral which provides further details in terms of the proposed cladding.
- Kemperol Brochure in relation to proposed roofing.
- A technical information sheet by Michelmersh is also provided in relation to the proposed brick.

These details are submitted in support of the full discharge of Condition 3

Condition 7

The condition states:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the City Council as local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: 1. the designated route for construction and delivery vehicles 2. the parking of vehicles of site operatives and visitors 3. loading and unloading of plant and materials 4. storage of plant and materials used in constructing the development 5. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate 6. wheel washing facilities 7. measures to control the emission of dust and dirt during construction 8. a scheme for recycling/disposing of waste resulting from demolition and construction works 9. hours of working

Please find enclosed a Construction Management Plan which has been prepared by Parkholme Developments Ltd, along with a Contractors Site Compound Plan (Ref: 000 P01) which has been prepared by NJSR Architects. We assume that this is sufficient to enable full discharge of Condition 7.

Paul Butler Associates are pleased to submit this application on behalf of The Waterside Hotel and Leisure Club Limited and look forward to working with officers in progressing the application through to a positive determination. If you require anything further, please let me know.

Yours sincerely



Don Murphy MPLAN MRTPI
Director