

**Planning**

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

136

Suffix

Property Name

Peter Mount Building

Address Line 1

Hathersage Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M13 0HY

Description of site location must be completed if postcode is not known:

Easting (x)

385347

Northing (y)

395867

Description

Applicant Details

Name/Company

Title

Mr

First name

Glen

Surname

Bilsborrow

Company Name

Address

Address line 1

Property & Estates Department

Address line 2

Cobbett House

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M13 9WL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Non-material amendments to condition 2 of consent reference 125879/FO/2020 in relation to the alteration of the approved lift shaft cladding system from 'Metal faced composite cladding with micro-rib finish' to White Render and revised Timber Fencing.

Reference number

134805/NMC/2022

Date of decision (date must be pre-application submission)

14/11/2022

Please state the condition number(s) to which this application relates

Condition number(s)

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, which should be read in conjunction with and only supersede those relevant plans and documents set out below as approved under Condition 2 of Planning Permission granted under 125879/FO/2020.

Drawings referenced:

The revised drawings are as follows:

1117-20-DAY-XX-00-DR-A-070101-SARC - Proposed External Works - General Arrangement Plan-P1,
1117-20-DAY-XX-00-DR-A-073101-Proposed Lift - Bolt on Glass Canopy-P1,
1117-20-DAY-XX-00-DR-A-073102-SARC - Proposed External Fencing-P1,
1117-20-DAY-XX-01-DR-A-073103-SARC - Proposed Lift-P1
1117-20-DAY-XX-XX-DR-A-070102-Works to existing Car Park Spaces-P1

The revised drawings replace the approved drawing(s) as follows:

Plans and Elevations as Existing DR-A-05_20-1001 REV P02

3) Notwithstanding the details submitted and approved with the application, prior to the commencement of the development the following shall be submitted for approval in writing by the City Council as local planning authority.

- Samples and specifications of all materials to be used on all external elevations of the proposed lift shaft and doors

The further submitted details, when approved, shall be implemented and retained thereafter.

4) Prior to the commencement of the development, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include:

- The routing of construction traffic;
- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

5) Notwithstanding Condition 2, the development shall be carried out in accordance with the following security measures:

- New glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as P1A under EN 356. The remaining pane in a double glazed unit may be toughened glass.
- Dusk till dawn lighting shall be installed to all external doors

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

10/10/2022

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 1) submitted for approval:

We wish to confirm that the works have commenced within The development must be begun not later than the expiration of three years beginning with the date of this permission. Lift-shaft groundworks have commenced as of November 2022.

Condition 2) submitted for approval:

We wish to confirm that the works will be carried out as per the approved documents listed through original application ref: 125879/FO/2020 or superseded through NMA ref: 134805/NMC/2022.

Condition 3) Re. Samples and specifications of all materials to be used on all external elevations of the proposed lift shaft and doors submitted for approval:

- The Lift shaft will be formed of a 215mm blockwork structure with a Webertherm XM external wall insulation system protected by meshcloth reinforced polymer renders - Colour White (reasoning - to best match original existing white render applied to building to other areas.) Please note, a physical sample of this material has been submitted by post alongside this application.

- Exterior lift doors - Selcom Pegasus, CAT 2 Anti rust - Linen texture - Please note, a physical sample of this material has been submitted by post alongside this application.

- All external rainwater goods including hoppers and downpipes are to be Alumasc Aluminium Polyester Powder coated systems, to RAL 7035 Light Grey. (reasoning - for consistency with all original rainwater goods to other areas.) Please note, a physical sample of this swatch can be reviewed on site to demonstrate best match.

- Parapet Capping - As above, to be Aluminium Polyester Powder Coated Coving system, to RAL 7035 Light Grey. (reasoning - for consistency with rainwater goods, and existing roof edge detailing to other areas.) Please note, a physical sample of this swatch can be reviewed on site to demonstrate best match.

Condition 4) Re. Construction / Fit-Out Management Plan, Please refer to the following information issued alongside this application and submitted for approval:

- RTBC_1311 Traffic Plan - Option A (REV 1).pdf

- RTBC_1311 Site Layout_Logistics Plan - Normal Operation (REV1).pdf

- RTBC_1311 Site Layout_Logistics - Non-Artic and Skips Delivery (REV1).pdf

- RTBC_1311 - Site Signage (REV1).pdf

Condition 5) - Re. New Glazing and lighting Strategy submitted for approval:

We wish to confirm that new glazing to a height of 2400mm (or if otherwise accessible) will incorporate at least one pane of glass rated as P1A under EN 356. Alongside this, Dusk till dawn is to be installed to all external doors.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Glen Bilsborrow

Date

06/01/2023