



Paul Butler Associates

Planning, Development & Heritage Consultants

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Mrs Julie Roscoe
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Planning
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Town Hall
Manchester
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FAO Jennifer Atkinson

21.1658

Dear Jennifer

Freetrade Exchange, 37 Peter St, Manchester M2 5GB - Applications for Discharge of Conditions

Please find enclosed applications for the discharge of Conditions 3 (rooftop details) and 4 (Final Details) as attached to Listed Building Consent (LBC) 133282/LO/2022 and Conditions 3 (rooftop details) and 4 (Final Details) as attached to Planning Permission (PP) 133119/FO/2022. The consents relate to the Freetrade Exchange building, and were approved by Manchester City Council on 26 July 2022. The description of development for the LBC stated:

'Refurbishment and alteration works to office building comprising the reconfiguration of main entrance and expansion of reception area, use of lower ground floor as a bar (sui generis), removal of glazed canopy over main entrance, infill of enclosed area at 5th floor level (creating 37 sqm Use Class E(g)(i) office space), replacement of existing glazed entrance screen; repainting of modern ground floor feature western elevation, guardrails, and window frames; replacement of external lighting and removal of redundant lighting; installation of platform lifts; removal of car lift, roller shutter door and louver to vehicle entrance to north elevation of building and creation of additional glazed entrance and reception; installation of upgraded toilet facilities; use of basement for bike store, gym, sauna, changing facilities, toilets and showers ancillary to existing office use of building; other internal works to enable enhancement of internal spaces; removal of redundant plant to roof level and installation of new plant and PV panels

The description of development for the PP stated:

'Application for full planning permission (including a partial change of use to lower ground floor from Office Use (Class E(g)(i)) to Public House, Wine Bar, or Drinking Establishment Sui Generis (p)) to include removal of glass canopy above main entrance, alterations to entrances to south (front) elevation, the infill of an enclosed area to the fifth floor to create an additional 37 square metres of office space (Class E(g)(i)), repainting of modern ground floor feature to western return elevation, replacement of external lighting and removal of redundant lighting, removal of roller shutter door and louver to vehicle entrance to north (rear) elevation and replacement with glazed entrance and reception, removal of redundant plant, lift overrun to roof level, creation of new plant screen, placement of new plant equipment and PV panels to roof.'

The conditions which are applied to be discharged and the information submitted in support of this is reviewed in further detail below.

Condition 3 – Rooftop Details

Discharge of Condition 3(i) as attached to both the LBC and the PP is sought. The condition states:

‘Notwithstanding the submitted plans and documents as specified in condition 2, prior to the commencement of the development of the rooftop extension and rooftop plant equipment (not including erection of any external scaffolding required) the following shall be submitted to and approved in writing by the City Council, as local planning authority:...

(i) A programme for the issue of samples and specifications of all material to be used on the external elevations of the rooftop extension of the development (including external plant equipment). The programme shall include timings for the submission of samples and specifications of all materials to be used on all external parts of the development;’

The following documents are submitted in support of the discharge of this condition:

- Schedule of Samples (Ref: v1 25.11.22). Sets out submitted details, dates by when samples can be viewed on site.
- Roof Level AC and Ventilation Layout Plan (Ref: DR-M-5701 Rev P04)
- Proposed External Works Roof Plan (Ref: CFM.AR.(90)001)
- Technical Specification Sheet – Unit A16158-02-B – Provides specification of air handling unit to be located behind plant screen.
- Daiken Air Conditioning Units Technical Data – Includes technical drawings from p29.
- Big Foot Systems support frame for screen specification.
- Big Foot Systems Product Specification for ‘fix-it foot’.
- Bridge Louvre Aluminium Screening Brochure – Refer to product BL050 on page 5 of the brochure includes details of proposed plant screen..
- Roof Screen Details and Sections by Bridge Louvre (Ref: 2235039-002-A)
- Roof Screen Elevation by Bridge Louvre (Ref: 2235039-001-A)

The Schedule of Samples confirms the dates by which the samples are available to view on site, including a number of samples which are available to view immediately. We therefore look forward to you confirming your availability to attend site.

Condition 4 – Final Details

Discharge of Condition 4(ii), (iii), (iv), and (v) as attached to both the LBC and the PP is sought. The first part of the condition states:

'Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 and 3, the following information shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to each particular aspect of the specific specified works commencing:...

Each element of Condition 4 is set out below, with the information submitted to enable discharge described. No discharge of element (i) (external lighting) is currently sought.

Condition 4(ii) External Repair

Part (ii) of the condition states:

(ii) Method and full and final details relating to the removal of any redundant fixtures and fittings to the exterior of the building (including the canopy to the building's front elevation) and the making good external fabric.

Information has been prepared relating to the repair of the building facades has been prepared which is also applicable to any damage revealed following removal of redundant fixtures and fittings. The following documents are therefore submitted in support of the discharge of this condition:

- WJ Structures Stone Repair Indent Detail Method Statement
- WJ Structures Cleaning Method Statement
- WJ Structures Pointing Method Statement
- Womersley's Stone Repair Mix Method Statement

We trust that the above information along with the on-site viewing of samples will be sufficient to enable the discharge of this part of the condition.

Condition 4(iii) External Painting

Part (iii) of the condition states:

(iii) Full and final details of any painting/treatments to external surfaces, including metalwork.

The window frames will be repainted in Johnstone's oil-based Stormshield Flexible Satin (NTN26). Please refer to the Johnstone's Stormshield Flexible Satin Specification Document. External rails and other externally painted areas are also proposed in this colour. Sample pots and painted boards are available to view on site.

We trust that the above information along with the on-site viewing of samples will be sufficient to enable the discharge of this part of the condition.

Condition 4(iv) – Glazing to entrances

Part (iv) of the condition states:

(iv) Full and final details of framing and glazing systems to entrances

Samples of glazing and framing systems are being sourced by SRL Limited and will be available to view on site shortly. We trust that this will be sufficient to enable the discharge of this part of the condition.

Condition 4(v) – Basement waterproofing

Part (v) of the condition states:

(v) Full details and methodology of any intrusive works to investigate sources of damp in the basement and details of any works required to rectify/solve damp source.

Please find enclosed a letter from Peter Cox Ltd (dated 12 October 2022) which sets out the proposed basement waterproofing strategy. This has previously been submitted to MCC on a pre-application basis and we are aware that further to a meeting on-site on 2 November 2022, officers raised issues with this strategy. It was accepted by officers that the waterproofing strategy may be acceptable to some areas of high water ingress and where expensive equipment critical to the operation of the building was located. A further meeting is scheduled for 1 December 2022, following which the applicant is confident that an agreeable scheme can be finalised, and supplementary information submitted.

As reflected by our recent discussions with officers, and by the enclosed Schedule of Samples, matters are moving at pace on this project and we would therefore appreciate the opportunity to meet with officers to review samples, sample repairs etc, as soon as possible.

We trust that the submitted documents are sufficient to enable the full discharge of each Condition. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI
Director