



Paul Butler Associates

Planning, Development & Heritage Consultants

26 July 2022

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

21.1590/cd2

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'.

On behalf of our client Bruntwood we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. The application relates to the discharge of condition 3 parts f and i attached to Listed Building Consent 132738/LO/2022 which was approved by Manchester City Council on 4 July 2022. We are eager to discharge these elements as soon as possible to enable the progression of works on site.

The condition for which part discharge is sought and the information submitted as part of this application is set out below:

Condition 3: Full and Final Details etc

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*
 - 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*

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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

This discharge submission specifically relates to the following points of condition 3 where discharge is sought with submitted information set out below:

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

Please refer to the following submitted information:

- Method Statement Heritage Restoration and Reinstatement Works by Gazelle Art Plaster.
- Conservation Method Task Statement Timber Repairs.
- Restoration Schedule Document prepared by AXI.
- 20-059 AXI 042 Second Floor Plan Heritage Restoration Details As Proposed Rev 4.00.
- 20-059 AXI 062 Second Floor Heritage Restoration Photographic Plan Rev 4.00.

Details of repairs / works to stairs will be provided as part of a future condition discharge application submission.

i. Full and Final details and Methodology of any demolition works within the building

Please refer to the following submitted information:

- Conservation Method Task Statement for Soft-Strip Out together with the following drawings:
 - 20-059 AXI 019 Proposed Basement Floor BWIC Plan Rev 4.01.
 - 20-059 AXI 020 Proposed Ground Floor BWIC Plan Rev 4.00.
 - 20-059 AXI 021 Proposed First Floor BWIC Plan Rev 4.00.
 - 20-059 AXI 022 Proposed Second Floor BWIC Plan Rev 4.00.
 - 20-059 AXI 023 Proposed Third Floor BWIC Plan Rev 4.00.

Submission Information

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

- Completed Application Forms for Approval of Details Reserved by Condition.
- Conservation Method Task Statement for Soft-Strip Out.
- 20-059 AXI 019 Proposed Basement Floor BWIC Plan Rev 4.01.
- 20-059 AXI 020 Proposed Ground Floor BWIC Plan Rev 4.00.
- 20-059 AXI 021 Proposed First Floor BWIC Plan Rev 4.00.
- 20-059 AXI 022 Proposed Second Floor BWIC Plan Rev 4.00.

- 20-059 AXI 023 Proposed Third Floor BWIC Plan Rev 4.00.
- Method Statement Heritage Restoration and Reinstatement Works by Gazelle Art Plaster.
- Conservation Method Task Statement Timber Repairs.
- Restoration Schedule Document prepared by AXI.
- 20-059 AXI 042 Second Floor Plan Heritage Restoration Details As Proposed Rev 4.00.
- 20-059 AXI 062 Second Floor Heritage Restoration Photographic Plan Rev 4.00.

As the application relates to the discharge of a condition attached to a Listed Building Consent no application fee is payable.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', is positioned above the printed name.

Ralph Taylor BSc. MPLAN MRTPI
Associate Director