

Manchester City Council,
P O Box 532,
Town Hall,
Manchester
M60 2LA

24th June 2022

BY E-MAIL ONLY

Dear Angela,

42 - 46 Thomas Street (including 41-45 Back Turner Street) Manchester M4 1ER

Approval of details reserved by condition 3 on planning consent 113475/FO/2016

I write on behalf of Real Estate Development Partnership Ltd ("the applicant"), to provide information in order to formally discharge conditions 3 attached to planning ref 113475/FO/2016, which granted consent for;

External alterations and repair and change of use of the upper floors of Grade II listed 7 Kelvin Street and the erection of a linked 4/5 storey building following the demolition of numbers 42 to 48 Thomas Street to provide 20 no dwellings (Class C3) (8 x 1 bed and 12 x 2 bed) with ground floor and basement shop / restaurant (Class A1 or A3) use; and storage space for 20 cycles.

Condition 3

Condition 3, as amended by non-material amendment application ref 129859/NMC/2021 is worded as follows;

*Notwithstanding the details as set out in condition 2 above no development shall commence, **except as set out in the 'Scope of Works for Implementation' ' (42-50 Thomas Street And 7 Kelvin Street Manchester) (application ref no 113475/FO/2016) by Real Estate Investment Partnerships, stamped as received on 29-03-21, unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:***

- a) *Method statements for implementing the approved development to ensure careful conservation led standards and to ensure that no further damage or collapse of the listed building occurs;*
- b) *Following the carrying out of further condition reports details of proposed structural works including any works to the facade to Back Turner Street (with the assumption that there will be minimal intervention, that as much fabric as possible is retained and that means of repair and stabilisation that do not require demolition are adopted (as far as possible);*

All of the above shall be implemented in accordance with the approved details

Accordingly, the following information is submitted;

- Conservation Implementation Strategy (22_06_22_7KelvinSt_MCR_ConservationStrategy FINAL)
- Structural Condition Report (No.7 Kelvin St – Structural Survey Report June 2020 Rev 03)
- Stabilisation Concept Design and Performance Specification (TST-REN-B-ZZ-DR-S-01100 and TST-REN-B-ZZ-SP-S-01100 P02)
- Vibration and Movement Monitoring Performance Specification (TST-REN-0-XX-SP-S-00060_Monitoring Specification)
- Stabilisation RAMS (PCS-RAMS-42TS-004_00 7KS Stabilisation RAMS)
- Permanent Works Report (TST-REN-XX-XX-RP-S-00001 Kelvin Street Structural Works_P03)
- Timber and Damp Survey Report (31616 – Thomas St, Manchester Timber Rpt)

I trust the submitted information is sufficient to allow the condition to be fully discharge however, should you require any further information please do not hesitate to contact me.

Yours sincerely,



George Smith
Planning Manager