



Paul Butler Associates

Planning, Development & Heritage Consultants

3 August 2022

Mrs Julie Roscoe
Manchester City Council
Planning
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Manchester
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FAO James Hughes

21.1658

Dear James

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

Please find enclosed applications for the discharge of Condition 5 (Scaffolding) as attached to Listed Building Consent (LBC) 133282/LO/2022 and Condition 5 (Scaffolding) and Condition 6 (Construction Management Plan) as attached to Planning Permission (PP) 133119/FO/2022. The consents relate to the Fretrade 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.

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Condition 5 - Scaffolding

Discharge of Condition 5 as attached to both the LBC and the PP is sought. The condition states:

'Prior to the commencement of any works to the existing external facade, a scheme, including a detailed methodology and specification, for any scaffolding and support structures required in order to carry out the approved works shall be submitted to and approved in writing by the City Council as local planning authority.'

The scheme shall explore options considered in order to minimise any potential harm to the asset, and include details of any means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following the removal of the scaffold. Any associated scaffold shall be fully implemented and subsequently removed in accordance with the approved scheme.'

Full discharge of this condition is sought to secure approval on the scaffolding methodology. The following documents are submitted in support:

- Scaffolding plans and elevations prepared by LEA Scaffolding & Access.
- Methodology by LEA Scaffolding & Access.
- Scaffold Calculations Report by LEA Scaffolding & Access.

Please refer to paragraphs xviii – xix and the 'Tie 3' detail identified within the final plan which sets out the approach that will be taken in order to minimise potential harm to the building fabric.

The scaffold proposals also include for the removal of a single non-original window from each floor of the north elevation to assist with the removal and delivery of materials. As with all windows to the north elevation, these are identified as being of no historic significance within the Heritage Statement. Nonetheless, so as to ensure that this element of the scaffold scheme does not result in any harm to the listed fabric of the building, the following have been prepared:

- Window detail plan by ADT workplace (Ref: C1821_XX_90_001)
- Window Frame Removal Methodology by ADT Workplace.

Condition 6 – Construction Management Plan

Full discharge of Condition 6 as attached to the PP is sought. The Condition states:

'Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as local planning authority, which for the avoidance of doubt should include:

- Display of an emergency contact number;
- Details of Wheel Washing;

- *Dust Management Plan;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and,*
- *Parking of construction vehicles and staff.*
- *A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.*

The development shall be carried out in accordance with the approved construction management plan.'

Please refer to the enclosed Construction Environmental Management Plan and Construction Method Statement, and the Logistics Plan which have been prepared by the contractor ADT Workplace.

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