



Paul Butler Associates

Planning, Development & Heritage Consultants

7 July 2022

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

21.1668/cd1

Dear Mrs Roscoe,

Application for Approval of Details Reserved by Condition

Blackfriars House, Parsonage, Manchester, M3 2JA

121979/FO/2018 'Change of use of part of ground floor from office (use class B1) to cafe (use class A3); works to rooftop comprising erection of a rooftop extension for use as a restaurant (use class A3) and refurbishment of roof space to house ventilation equipment and create roof terrace with intensive green roof; works to elevations comprising alterations to ground floor entrance on parsonage elevation, and installation of louvres to windows on River Irwell elevation'

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 conditions 3a, 4, 5 and 12 attached to planning permission 121979/FO/2018 which was approved by Manchester City Council on 19th October 2019. We are eager to discharge these conditions as soon as possible to enable the development to progress.

The number of conditions for which approval is sought and the information submitted as part of this application is set out below:

Condition 3: A programme for the issue of samples and specifications of all material to be used on all external elevations of the development

Condition 3 states:

'3) (a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and drawings to illustrate details of full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management. Along with the programme, a document shall be provided detailing the sustainable methods of construction and operation proposed for the development which could include the following:

- The use high efficiency lighting and automatic controls where appropriate.
- Use of sustainably sourced materials

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- The new fabric of the building would be highly insulated.
- The use of low flush cisterns.
- New heat generating equipment selected to allow operation at high efficiencies.
- The use of heat recovery systems.
The document will be submitted to and approved in writing by the city council before part b of this condition can be discharged.

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy'.

Approval is sought for the discharge of part (a) of the condition (underlined above). The following information is submitted for discharge:

- Samples Schedules dated 17.05.2022.
- Ecospace UK Forma Composite Decking Board specification.
- 7 Technical Specification drawings/information prepared by Urban Facades.
- Wetherby Thin Coat Systems Render Specification.

A document detailing the sustainable methods of construction, and drawings of full sized sample panels will be submitted imminently. Subject to this information being acceptable, we trust that the pre-commencement requirements of Condition 3 have been satisfied.

Condition 4: Construction and Demolition Management Plan

Condition 4 states:

'4) Prior to the commencement of the development a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

**Method Statements and risk assessments for construction and demolition works;*

**A scheme for scaffolding and/or hoarding arrangements in order to ensure the safe operation of the highway*

**Display of an emergency contact number;*

**Details of Wheel Washing where relevant;*

**Dust and dirt suppression measures;*

**Compound locations where relevant;*

**Location, removal and recycling of waste;*

**Routing strategy and swept path analysis;*

**Parking of construction vehicles and staff;*

**Sheeting over of construction vehicles;*

**Communication strategy with residents and local businesses which shall include details*

of how there will be engagement, consult and notify them during the works;

**construction and demolition methods to be used; including the use of cranes*

**measures put in place to protect the river from accidental impacts from dust, debris and pollutants.*

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012)'.

Full discharge of this condition is sought with the following information submitted:

- Construction and Demolition Management Plan Revision 3
- Drawing BLA 0F 02 'Ground Floor Restaurant Entrance'
- Glass Install Method Statement from Cheadle Glass Systems.
- Glass Install Risk Assessment from Cheadle Glass Systems.
- Crane Lift Plan document.
- Crane Risk Assessment document.
- Method statement for the lifting & positioning of the new roof steels onto the external roof top area using mobile crane under contract lift conditions document.
- Access Method Statement
- Unloading and Distribution Method Statement.
- Scaffolding Package for Erection and Dismantle of handrails to roof document.
- Drawing 274_312 Rev A 'Demolition: Enlarged Eighth Floor Plan (8F).
- Drawing 274_313 Rev A 'Demolition: Enlarged Roof Plan (RF).

Condition 5: Bat Assessment

Condition 5 states:

'5) No demolition of buildings shall take place until a bat assessment is provided for the structure to be removed, to investigate whether the buildings are inhabited by bats, and the assessment results passed to the local planning authority. If the presence of bats is established, a scheme for the protection of the wildlife habitat shall be submitted to and agreed in writing by the City Council as local planning authority before work commences.

Reason - To ensure the protection of habitat of bats and barn owls which are protected species under the Wildlife and Countryside Act 1981'.

A 'Preliminary Roost Assessment – Daytime Bat Survey' has been submitted in support of the discharge of this condition. The inspection of the building identified no suitable roost features associated with any of the structures present. The report confirmed that the structure to be demolished had no internal roof space and all fascias were well sealed to each elevation, offering no potential for roost sites. No evidence of bats in the form of droppings and urine splashes were seen in any area of the rooftop. It is confirmed that the structure has now been demolished

therefore no further consideration relating to bats is required, other than taking regular precautions in line with best-practice during the construction works.

Condition 12: Fume Extraction

'12) Before development commences, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. An odour impact assessment is required together with suitable mitigation measures, information regarding the proposed cleaning/maintenance regime for the fume extraction equipment, and details in relation to replacement air. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eaves level and/or any openable windows/ventilation intakes of nearby properties. Any scheme should make reference to the Defra document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', particularly Annex B. The scheme shall be implemented in accordance with the approved details prior to first occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

The information required by the above condition will need to be provided by the end-operator in due course once they have been confirmed and progressed the design of the extraction system. On this basis confirmation is requested that notwithstanding the above condition the development may be commenced, with the information sought by this condition being submitted prior to the installation of any extraction system for fumes, vapours and odours.

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'.
- Samples Schedules dated 17.05.2022.
- Ecospace UK Forma Composite Decking Board specification.
- 7 Technical Specification drawings/information prepared by Urban Facades.
- Wetherby Thin Coat Systems Render Specification.
- Construction and Demolition Management Plan Revision 3
- Drawing BLA 0F 02 'Ground Floor Restaurant Entrance'
- Glass Install Method Statement from Cheadle Glass Systems.
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- Access Method Statement
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- Scaffolding Package for Erection and Dismantle of handrails to roof document.
- Drawing 274_312 Rev A 'Demolition: Enlarged Eighth Floor Plan (8F).
- Drawing 274_313 Rev A 'Demolition: Enlarged Roof Plan (RF).
- Preliminary Roost Assessment – Daytime Bat Survey.

The condition discharge application fee (£116) will be paid electronically during submission of the application via the Planning Portal.

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', written in a cursive style.

Ralph Taylor BSc. MPLAN MRTPI

Associate Director