

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

7th July 2022

BY E-MAIL ONLY

Dear Angela,

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

S19 Application to vary condition 3 on listed building consent 130475/LO/2021 to make amendments to the trigger point on undertaking stabilisation works to 7 Kelvin Street.

I write on behalf of Real Estate Development Partnership Ltd ("the applicant"), to seek a variation of condition 3 attached to listed building consent ref 130475/LO/2021, which granted consent for;

Demolition of 42, 44 and 46 Thomas Street (including 41, 43 and 45 Back Turner Street) to facilitate redevelopment of the wider site under application ref no 113475/FO/2016.

Condition 3

Condition 3 is worded as follows;

The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site as approved under application ref no's 113475/FO/2016 has been agreed and signed and evidence of that contract has been supplied to the City Council as local planning authority and the works to 7 Kelvin Street set out in condition 4 have been carried out in accordance with the approved programme.

Background

Since the Listed Building Consent was granted on 3rd August 2021 the applicant has been working to securing financing and a contractor to undertake the redevelopment of the whole site in order to being about the manifold benefits of the scheme.

The applicant is now at a point where funding has been secured and a contractor is in place. However, due to the limited timeframe within which stabilisation works to 7 Kelvin Street could take place before the Listed Building Consent expires it necessary to vary the working of the condition to allow some limited demolition works to be undertaken prior to the package of stabilisation works being completed. Importantly these works would be limited in scope and have no detrimental impact on the structural integrity of 7 Kelvin Street.

I trust this is acceptable and look forward to agreeing the exact amended working in due course.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'G Smith', written in a cursive style.

George Smith
Planning Manager