

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 listed building consent 130474/LO/2021

I write on behalf of Real Estate Development Partnership Ltd ("the applicant"), to provide information in order to formally discharge conditions 3 attached to listed building consent ref 130474/LO/2021, which granted consent for;

Listed Building Consent for external and internal alterations and repair and change of use of Grade II listed 7 Kelvin Street to 3 no residential apartments (linked to an adjacent 4/5 storey building following the demolition of numbers 42 to 48 Thomas Street- approved under application ref no 113475/FO/2016) above ground floor and basement shop / restaurant (Class A1 or A3) use. (Resubmission of application ref no 113476/LO/2016 previously approved 29.08.2017)

Condition 3

Condition 3 is worded as follows;

Notwithstanding the details as set out in condition 2 above no development shall commence 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