



Paul Butler Associates

Planning, Development & Heritage Consultants

15 April 2026

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

24.1994

FAO Jack Naven

Dear Jack

6th Floor, Bridgewater House, 58-60 Whitworth Street, Manchester, M1 6LT Submission of Application for Discharge of Conditions

On behalf of APAM, please find enclosed an application for the discharge of conditions attached to Listed Building Consent (LBC) (136958/LO/2023) which was approved by Manchester City Council (MCC) on 31 May 2024. This LBC was approved alongside Planning Permission (136957/FO/2023). The LBC was for internal works to the sixth floor of the building, the installation of louvres to sixth floor windows and roof plant, whilst the Planning Permission relates to the external elements of those works.

The applicant now intends to progress the 'CAT A' refurbishment of the space, therefore several conditions attached to the LBC will require discharge prior to specific works commencing. These are conditions 3 (M&E Details), 4 (Works to Ceiling), 6 (Louvre Installation), 8 (repair works to floors), and 9 (finishes). These conditions will be discharged to the extent necessary to progress the works to 'CAT A' stage. This approach was agreed with MCC in pre-application correspondence dated 26th March 2026.

With regards to Condition 5 (removal / reinstatement of architraves), these works are no longer necessary with the architraves able to remain in-situ. As this is a pre-specific works condition, there is no requirement for its discharge, therefore the intention is for it to remain undischarged.

Similarly with regards to Condition 7 (Brickwork repair), the brickwork within the space has been assessed, and no repairs have been identified which would be necessary or desirable. This is also a pre-specific works condition, and therefore it is proposed to leave it undischarged. Should a requirement for brickwork repair emerge, discharge of this condition will be sought.

This letter sets out the condition requirements and refers to the information which has been submitted to secure the necessary discharge.

Condition 3 – M&E Details

The condition states:

Notwithstanding the details approved under condition 2, prior to the installation of any M&E services to the listed building, full and final specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location,

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appearance and method of installation) shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development and completed prior to first occupation of the development.

Please refer to the following information which is submitted in support of the **full discharge** of this condition:

- CAT A Split Reflected Ceiling Plan (Ref AXI-306 Rev 01).
- CAT A Split Cross Section Details as Proposed (Ref AXI-200)
- Bridgewater House Material Specification Sample Report (Ref 24-236, 13 April 2026)
- Method Statement: Installation of Mechanical Services to Grade II Listed Ceiling.

We trust the submitted information is sufficient to enable the full discharge of this condition.

Condition 4 – Works to Ceiling

The condition states:

Prior to the commencement of the development hereby approved, excluding investigation works, full and final details of all works to the ceiling shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement including equipment to be used, method of repair and detailed specification of any materials and finishes. The approved details shall be implemented in full as part of the development.

Please refer to the following information which is submitted in support of the **full discharge** of this condition:

- Ceiling Repairs and Skim Finish Method Statement.
- Bridgewater House Material Specification Sample Report (Ref 24-236, 13 April 2026)
- CAT A Split Ceiling Finishes Plan as Proposed (Ref AXI-626)

We trust the submitted information is sufficient to enable the full discharge of this condition.

Condition 6 – Louvre Installation

The condition states:

Prior to the commencement of the development hereby approved full and final details of louvre installation shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement that shall include method of installation, product specifications, cross sections and finishes. The approved details shall be implemented in full as part of the development.

Please refer to the following information which is submitted in support of the **full discharge** of this condition:

- CAT A Split Cross Section Details as Proposed (Ref AXI-200)
- Bridgewater House Material Specification Sample Report (Ref 24-236, 13 April 2026)
- Method Statement – Installation of Louvres at 6th Floor Level

We trust the submitted information is sufficient to enable the full discharge of this condition.

Condition 8: Works to Flooring

The condition states:

Prior to the commencement of the development hereby approved, excluding investigation works, full and final details of all works to the floors shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement including equipment to be used, method of repair and detailed specification of any materials and finishes. The approved details shall be implemented in full as part of the development.

Please refer to the following information which is submitted in support of the **full discharge** of this condition:

- Method Statement: Conservation Repair of Metal Pan Raised Access Floor Panel.
- CAT A Split Floor Finishes Plan as Proposed (Ref AXI-606)
- Bridgewater House Material Specification Sample Report (Ref 24-236, 13 April 2026)

We trust the submitted information is sufficient to enable the full discharge of this condition.

Condition 9: Finishes

The condition states:

Notwithstanding the details in the approved drawings (Drawing - Proposed BCMHLM-01-06-DR-I-4010 FLOOR FINISHES PLAN; Drawing - Proposed BCM -HLM -01 - 06 -DR - I -3001 REFLECTED CEILING PLAN; Drawing - Proposed BCM -HLM -01 -06 -DR - I -4011 WALL FINISHES PLAN; Drawing - Proposed BCM-HLM-01-06-DR-I-4012 FLOOR AND WALL FINISH DETAILS received by the City Council, as Local Planning Authority, on 27/02/2024), prior to the commencement of the development hereby approved, full and final details of any and all finishes to the walls, ceilings and floors including product specifications and method of installation, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full as part of the development.

Please refer to the following information which is submitted in support of the **full discharge** of this condition:

- CAT A Split Floor Finishes Plan as Proposed (Ref AXI-606)
- Cat A Split Ceiling Finishes Plan as Proposed (Ref AXI-626)
- Cat A Split Wall Finishes Plan as Proposed (Ref AXI-616)
- Bridgewater House Material Specification Sample Report (Ref 24-236, 13 April 2026)

Please refer to the annotations within each plans for method of application. We trust the submitted information is sufficient to enable the full discharge of this condition.

We look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI IHBC
Director