



8 King St. PLANNING CONDITION METHOD STATEMENT

CDN/26/0019 & CDN/26/0024

8 King Street, Manchester

1. Purpose of Submission

This summary method statement is submitted to discharge the planning condition attached to applications CDN/26/0019 and CDN/26/0024. It demonstrates that the remaining minor façade works can be completed safely and appropriately using a Mobile Elevating Work Platform (MEWP / cherry picker), in accordance with the previously approved repair methodology and samples, and without any alteration to the approved façade design.

2. Scope of Outstanding Works

Following removal of the original scaffold, a small number of localised redundant penetrations and minor defects were identified within stone headers and associated façade elements on the King Street and Deansgate elevations.

The scope of works is limited strictly to making good these areas.

No new works, materials, fixings, or design changes are proposed, and the repairs will not alter the architectural appearance of the building.

3. Access and Working Method

- Access will be provided solely via a suitably sized MEWP / cherry picker positioned at ground level.
- No reinstatement of fixed scaffold is required.
- The MEWP will be operated by competent, trained operatives in accordance with manufacturer guidance.
- Where required, appropriate permissions will be obtained from Manchester City Council for pavement or highway occupation.
- Local, temporary exclusion zones will be established beneath work areas for the duration of access.

4. Repair Methodology

- A visual inspection of each identified location will be undertaken from the MEWP.
- Redundant penetrations will be cleaned out and prepared.
- Making good will be carried out using materials and techniques matching the previously approved samples and repair methodology.
- Repairs will be finished to blend with the surrounding stonework.
- A final inspection will confirm that all areas have been satisfactorily completed.

5. Materials and Appearance

All materials will match the approved façade samples in colour, texture, and finish.

The completed works will be visually indistinguishable from the surrounding façade and will maintain the appearance approved under the original planning consent.

6. Health, Safety and Public Protection

- All works will be undertaken in accordance with the Construction (Design and Management) Regulations 2015.
- Exclusion zones, signage, and controlled access will be maintained during MEWP operations.
- Tools and materials used at height will be secured to prevent falling objects.
- The public realm will be fully reinstated following completion.

7. Duration and Disruption

The works are minor and localised in nature and will be completed over a short duration once access permissions are in place. Disruption to occupiers, neighbouring properties, and the public will be minimal.

8. Compliance Statement

This summary confirms that the outstanding façade works can be completed safely using a MEWP and fully in accordance with the previously approved repair methodology. On this basis, the submission is suitable for discharge of the planning condition attached to applications CDN/26/0019 and CDN/26/0024.