



Paul Butler Associates

Planning, Development & Heritage Consultants

02.03.2026

Emily Booth
Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

25.2202

Dear Emily,

Application for Discharge of Conditions in relation to application 144382/LO/2025 – Unit 5, Barton Arcade, Deansgate

Introduction

On behalf of our client, Cat Café Manchester Ltd., please find enclosed and attached an application for the discharge of conditions attached to the approved LBC - 144382/LO/2025 to Unit 5 of Barton Arcade.

The submission consists of this letter and the supporting plans and documents which are listed below. The application is for the full discharge of all conditions which are listed with further detail below.

Submitted Plans and Information

- 3. Full and final details of the detailed design of glazed panels to be installed within the ground floor glazing shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any partitions. The partitions shall then be installed only in accordance with the approved details prior to the completion of the development hereby approved.***

Response: The glazed panel to the ground floor is shown as a detailed cross section which includes details of the framing and any fixings.

Information submitted:

- 086-04001 - Detail 1 as Proposed.pdf – Glazed screen cross section

- 4. Full and final details of full and final details including drawings at 1:5 scale of the bench seating shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the bench seating. The seating shall then be installed only in accordance with the approved details and shall be in place prior to the completion of the development hereby approved.***

Response: To allow greater flexibility of the space the client has decided to omit the bench seating. As the bench seating is no longer proposed no further information is to be provided on this point.

- 5. Full and final details of the repair works, to the existing plaster of the decorative ceilings at the ground and first floor shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of any plaster at the building. The works to the ceilings shall then be completed only in accordance with the approved details prior to the completion of the development hereby approved.**

Response: The plans and documentation as part of the approved application made clear that no works are proposed to any of the existing ceilings (beyond the removal of the modern suspended ceiling). On the basis that no works are proposed no further information is provided.

- 6. Full and final details of the wall, ceiling and floor finishes of the ground and first floor shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any redecoration works at the building. The finishes shall then be completed only in accordance with the approved details prior to the completion of the development hereby approved.**

Response: walls and ceilings are to be painted as was noted in the approved application plans. The proposed paint for both the walls and ceiling is "Zinsser Grade 1 Paint - Tinted Colour Match - RAL Code: 240 40 TEN". A specification has been included in the documentation.

Flooring will have a covering of "J2 Flooring NT47 Fumed Oak Light". A specification has been included in the documentation.

Information submitted:

- zinsser-grade-1.pdf – paint specification
- NT47 Fumed Oak Light Plank.pdf – floor specification including photo
- RAL 240 40 10 Blackthorn Blue.jpg – Paint colour image (note on computer screens RAL colours do not appear completely authentic. Use the colour impression as a reference only.)

- 7. Full and final details of the works to the first-floor window shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any redecoration works to windows. The works shall then be completed only in accordance with the approved details prior to the completion of the development hereby approved.**

Response: The works to the window involve the removal of the modern extract and the replacement of one pane of glass to match existing. A cross section of the window has been provided along with a method statement for the works. A sample of "Artic Glass" from Pilkington Glass is available to review on site and photo in-situ next to the existing glass is included within the submission documentation.

Information submitted:

- 0086-04002 - Detail 2 as Proposed.pdf – cross section through window as proposed
- Method Statement for Sash Window Repair.pdf – repair method statement
- Glass Sample Photo.jpg – image of glass sample (also available to view on site)

Each of the information requirements for all conditions are included within the supporting documentation to allow full discharge, however, should you require any further information feel free to contact me.

We look forward to continuing working closely with the Council's officers in progressing this application through to submission and determination.

Yours sincerely

A handwritten signature in black ink, reading "M Clifford". The signature is written in a cursive, slightly stylized font.

Mark Clifford, IHBC
Principal Heritage Consultant