

22 October 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jack,

Grosvenor Building, Manchester
Application for Discharge of Condition 6 of Planning Permission Ref: 131811FO/2021

Please find enclosed a condition discharge application in relation to the Grosvenor Building, Manchester, approved under Planning Permission Ref: 131811/FO/2021. The application is submitted by Manchester Metropolitan University ('the Applicant').

This application is submitted to discharge Condition 6 attached to the Planning Permission, which has the following description of development:

"Planning permission for insertion of safe access equipment systems to the roof of the Grosvenor Building, including steel access ladders and fall arrest systems, and replacement of fire exit door with window."

Condition 6 requires:

"Prior to any above ground development samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority, this shall fixing, joining details, methods of ventilation and window details. The development shall only be implemented in accordance with the agreed materials."

Background

Condition 6 was partially discharged (CDN/24/0523) on 29 August 2024. The case officer comments regarding the partial discharge were that "Condition 6 is part discharged in regard to all elements apart from the slate, mansafe systems, and the windows".

The table below sets out specifically each request from the case officer for the slate, windows and mansafe systems.

Topic	Case Officer comments
Slate & Windows	<i>"No product specifications/details have been submitted for the proposed glass, slates and new window frames as part of the formal discharge of conditions. Please submit these for approval as part of this application."</i>
Mansafe Systems	<i>!For the man safe roof system, further information on the proposed fixings of the man safe roof installations is required, including <u>running boards, ladders and bolts for the clip-on wire system</u>, and including <u>indicative cross-sections of the fixing details</u> (section at scale 1:5 or similar) to historic or replacement fabric (i.e. slates, timbers). Due to its location to original stonework and primary roof slope the proposed EXTERNAL BIB TAP FOR HOSE CLEANING OF GUTTERS should be removed. Please confirm whether these works have already been undertaken, and if not revise drawing no. 1002B-CAA-ZZ-R1-DR-A-012004."</i>

To address these comments, the following further information is submitted:

Topic	Documents Submitted
Slate & Windows	• Sample Photos • Window Colour Sample • Mastic Sample and Specification • Window and slate specifications
Mansafe Systems	• Riser Access G.Elec (prepared by C&A Architects) • Roof Access Plan (prepared by C&A Architects) • Step Over GA (prepared by Mantech Safety Systems) • Ladder B (prepared by Mantech Safety Systems) • Ladder C (prepared by Mantech Safety Systems) • Ladder D (prepared by Mantech Safety Systems) • Ladder E (prepared by Mantech Safety Systems) • Ladder EO (prepared by Mantech Safety Systems) • Ladder G (prepared by Mantech Safety Systems) • Ladder G – Upper (prepared by Mantech Safety Systems)

	• Platform 1, Lower Platform & ladder (prepared by Mantech Safety Systems) • Platform 1 (prepared by Mantech Safety Systems) • Roof Step Overs (prepared by Mantech Safety Systems) • Roof Step up 9a (prepared by Mantech Safety Systems) • Roof Step up 9b (prepared by Mantech Safety Systems) • PivotLoc to Hatch with Up Example (Prepared by CMCK) • General arrangement of new support structure to support platform '1' & ladder 'g' in the ginnel (prepared by Mantech Safety Systems) • General arrangement of roof access platform and ladder (Prepared by Mantech Safety Systems)
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With regards to the Bib tap for hose cleaning of gutters, these works have already been carried out in accordance with drawing no. 1002B-CAA-ZZ-R1-DR-A-012004. Please note that the locations of these Bib taps were approved in the original planning permission and listed building consent. The locations provided are discreet, while allowing the University to maintain the building.

Summary

In addition to the document listed in Table 1 and this Covering Letter, the application also comprises the application form.

The Application has the Planning Portal reference: (PP-14431004) and the application fee of £383.00 in addition to the prerequisite Planning Portal service charge will be paid online.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of the condition as outlined above. If you require any further details, please do not hesitate to contact my colleague Tom Young (tomyoung@deloitte.co.uk / +44 7880 476 760).

Yours sincerely



For Deloitte LLP