FAO Michael Pearson
Development Management Central Core
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

1st June 2026

Submission on Planning Portal Reference: PP-14996904

Dear Michael,

Applicant: NOMA (GP) Ltd
Address: Redfern Building, Redfern Street, Manchester, M4 4AH
Application: Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Application of Listed Building Consent Application Reference 143193/LO/2025 for installation of 1no. door, extract flue and roof plant, and internal alterations including installation of secondary glazing (Removal, variation and discharge of submission application)

Further to our recent correspondence, on behalf of our client 'NOMA (GP) Ltd', we hereby submit a Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 application, in respect to the aforementioned development which was approved on the 7th August 2025 under Reference 143193/LO/2025 at the Redfern Building, Redfern Street, Manchester, M4 4AH.

This application seeks to vary and discharge the conditions attached on the approved Listed Building Consent - 143193/LO/2025 (Decision Notice attached as Appendix 1).

The below details the condition proposed to be removed and varied through this submission:

Conditions to be removed and varied

Conditions 2 (Approved Plans) and 7 (Extract Flue)

Condition 7 requires that details for the proposed extract flue (including design, material finish and fixing) are submitted to and approved in writing by the Local Planning Authority prior to commencement of any works in relation to this element of the proposed development.

As illustrated on the approved Lightwell Elevations Proposed Plan (drawing reference: 7266-SRA-XX-XX-DR-A-20828 Rev P02) the extract flue was approved to be installed in the property's lightwell.

Following further inspection of the building it has been confirmed that there is enough space within the existing flue stack to accommodate the extract flue for the proposed commercial unit and as such is no longer required to be installed. Therefore, as part of this application, it

is requested that Condition 7 is deleted given that the proposed extract flue is no longer being provided.

In addition, **Condition 2** would need varying to remove the following plan reference:

- Lightwell Elevations Proposed Plan (drawing reference: 7266-SRA-XX-XX-DR-A-20828 Rev P02

Conditions to be varied

Conditions 5 (Platform Lift), 9 (Staircase) and 10 (M&E)

As discussed during our site meeting on the 29th of April 2026 it was agreed that the prior to commencement requirements for Conditions 5 (Platform Lift), 9 (Staircase) and 10 (M&E) would be confirmed/agreed as part of any occupier fit out.

Therefore, it is requested that the trigger for the submission of this information is amended to reflect this. It is proposed that these conditions are amended as follows:

Condition 5 (Platform Lift)

> Notwithstanding the approval of drawing nos.7266-SRA-XX-00-DR-A-20802 Rev P02 & RED-ARP-ZZ-ZZ-DR-S-10011 Rev P03, ~~prior to the commencement of any works in relation to the platform lift hereby approved~~, exact details of ~~it's~~ **the** location, design and material finish **of the platform lift hereby approved**, as well as a demolition and installation methodology, that shall include details of mechanical fixing, shall be submitted to and approved in writing by the City Council as Local Planning Authority **prior to occupier fit out**. The development shall then proceed in accordance with the approved details.

Condition 9 (Staircase)

> ~~Prior to the commencement of any works in relation to the internal staircase and balustrade hereby approved,~~ **F**inal details on thei~~r~~ design and material finish, including material samples where applicable, **of the internal staircase and balustrade hereby approved** shall be submitted to and approved in writing by the City Council as Local Planning Authority **prior to occupier fit out**.

Condition 10 (M&E)

> ~~Prior to the commencement of any M&E installation works,~~ **A** detailed scheme for ~~such~~ **any M&E installation** works, ~~that shall~~ includ**ing** scaled floor plans, ceiling plans, internal elevations, finishes plan and product specifications, shall be submitted to and approved in writing by the City Council as Local Planning Authority **prior to occupier fit out**.

Conditions to discharge

Condition 3 – Secondary Glazing

Condition 3 requires details of material finish (samples where relevant), method of mechanical fixing and relevant supports and the installation methodology of the secondary

glazing measures to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any installation works. Where secondary glazing is not achievable, bespoke plans will be required to be submitted.

Details required to discharge the condition are pending submission and will be issued shortly.

Samples were viewed on site by Michael Pearson (Planning Officer) and Paul Mason (Conservation Officer) on the 29th of April 2026.

Overall, it can be demonstrated that, once submitted, the requirements of condition 3 are secured as such can be formally discharged.

Condition 4 – Internal Plant Door

Condition 4 requires detailed sections and a methodology for the enclosure/encapsulation of the door to be submitted to and approved in writing prior to commencement of any works in relation to this element of the proposed development.

Details required to discharge the condition are submitted as follows:

1. Condition 4 Technical Note
2. Drawing 7266-SRA-XX-LG-DR-A-22861 P02 - Internal Plant Room to Retail Unit Wall Lining Detail Proposed

The Technical Note details a step-by-step methodology in respect of the encapsulation of the door, with the submitted Proposed Internal Plant Room to Retail Unit Wall Lining Detail Drawing providing clear detailed sections of the internal plant door.

Overall, it is clearly demonstrated that the requirements of condition 4 are secured through the documents submitted. As such, we request that Condition 4 is discharged.

Condition 6 – Glazed Bricks Methodology

Condition 6 requires a methodology for the protection of existing glazed bricks to the ground floor during the carrying out of the development, as well as their restoration and any replacement samples where required, to be submitted to and approved in writing prior to commencement of any works in relation to this element of the proposed development.

Details required to discharge the condition are submitted as follows:

1. Condition 6 Technical Note

The Technical Note details a clear methodology for the protection and cleaning of the existing glazed bricks.

Overall, it is clearly demonstrated that the requirements of condition 6 are secured through the documents submitted. As such, we request that Condition 6 is discharged.

Condition 8 – Wall Finishes

Condition 8 requires a detailed wall finishes schedule which notes how all proposed finishes

are compatible with historic fabric and a repair methodology and finishes schedule for the property's original walls and columns to be submitted to and approved in writing prior to commencement of any works in relation to this element of the proposed development.

Details required to discharge the condition are submitted as follows:

1. Condition 8 Technical Note
2. Drawing 7266-SRA-XX-XX-DR-A-22870 P02 - Internal Wall Repair Details Proposed

The Technical Note details the scope of works and proposed wall finishes/types along with subsequent methodologies. The Internal Wall Repair Details drawing illustrates the areas of proposed internal wall repairs and relevant sections of the internal wall repairs in between the existing windows.

Overall, it is clearly demonstrated that the requirements of condition 8 are secured through the documents submitted. As such, we request that Condition 8 is discharged.

All directly relevant plans, documents and reports are appropriately named and submitted for consideration of Manchester City Council and consultees. Other plans previously approved can be provided upon request.

We would be grateful if you can confirm receipt of the application submission and validation at the earliest opportunity. If you require anything further in the meantime, please do not hesitate to contact the undersigned.

Yours sincerely,

Harriet Westwood MRTPI

Senior Planner

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Enclosures: As detailed above