Paul Butler Associates
Planning, Development & Heritage Consultants

31 July 2026

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

26.2333/MH LBC/1

Dear Mrs Roscoe,

Application for Discharge of Conditions attached to Listed Building Consent 140357/JO/2024

Mindel House, 10 Minshull Street, Manchester, M1 3EF

On behalf of our client MCR Property Ltd, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. The application relates to the discharge of conditions 5a, 5b, 5c, 5k attached to Listed Building Consent 140357/JO/2024. We are eager to discharge these conditions as soon as possible to allow these works to progress

This letter sets out the wording of the condition for which 'discharge' is sought, together with an overview of the information submitted in response.

Condition 5 a 'External brick / masonry repairs, including material samples for brick and mortar replacement where applicable

A physical sample of the reclaimed bricks to be used and details of the brushed finish mortar was presented to the Council during the on site meeting on 2 July 2026 and was considered acceptable by MCC Planning and Conservation Officers. A photograph of the sample is provided below:

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Condition 5 b 'Slate roof repairs, including slate replacement samples where applicable'

A physical slate sample was presented to the Council during a site meeting on 2 July 2026 and was considered acceptable by MCC Planning and Conservation Officers. A photograph of the approved slate sample is provided below:



It was confirmed that the existing slates were of a different size. It was agreed that these would be relayed as diminishing courses. Due to the limited number of existing slates that are able to be reused, it was confirmed that the intention is to relay these on the internal roof slopes to Mindel House, with reclaimed slates to be laid on the external slopes.

Condition 5 c 'Timber roof repairs, including samples where applicable'

In response to this condition the following information is submitted:

- 1381-TCM-MH-ZZ-DR-S-0603 Rev P1 - Mindel House Roof Repair Details
- 0616 Rev P2 - Roof Structure and Repair Locations

- Letter dated 31 July 2024 titled 'Piccadilly Warehouse Bloom Street Manchester' prepared by Robinsons Preservation Ltd.
- Mindel House Methodology Statement Timber repairs to the truss ends and Hip Beams (Ref WS/TA/22845/26)

Condition 5 k 'Detailed design and methodology for the removal of redundant central lift hoist shaft and remedial repair works, including material samples if applicable'

In response to this condition the following information is submitted:

- Methodology Removing Lift Shaft 10.07.2026
- Drawing 24006- HFR – MH- RF- DR-A -9026 - Roof Demolition Plan Completed
- Drawing 24006- HFR – MH- RF- DR-A -9036 - Roof Demolition Plan Proposed
- CSL-5954-CAS-1 - Chimney Access Scaffold
- Drawing CSL-5954-CAS-1 Rev 0 – Chimney Access Scaffold

In addition to the information submitted in relation to conditions, various correspondence has taken place with MCC in relation to proposed drainage works. Whilst these details do not relate to a specific condition the following information is submitted for this item for MCC's formal confirmation of acceptance:

1) Basement Drainage

- Bloom Street – Core Drilling Methodology
- Drawing 8000 Rev P2 – Proposed Basement Drainage Layout Sheet 1
- Drawing 8001 Rev P2 – Proposed Basement Drainage Layout Sheet 2
- Drawing 0802 Rev P1 – Drainage Construction Details
- Drawing SK020726 – Proposed Drainage Prior Passing Through Existing Wall
- Drill Direct Methodology and Method Statement
- Drill Direct CHAS Certificate of Compliance
- Drill Direct Ltd – Certificate of Insurance

Alongside this letter, the completed condition discharge application forms have been submitted. As this submission relates to Listed Building Consent conditions no application fee is payable.

If you require any further information in order to determine the application, please do not hesitate to get in touch.

Yours sincerely

[redacted]

Ralph Taylor BSc. MPLAN MRTPI
Director