Paul Butler Associates
Planning, Development & Heritage Consultants

1 October 2026

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

26.2313

Dear Sir, Madam

Application for Discharge of Conditions attached to Listed Building Consent – 8th Floor, Bridgewater House

On behalf of the applicant Dr Beckmann Group, we are pleased to submit an application to discharge conditions attached to Listed Building Consent (LBC) PLA-2026-000439. This LBC was approved on 16 July 2026. The works comprise the internal fit out of an 8th floor office suite so that it can be occupied by the applicant. The description of development for the approved LBC is as follows:

> *Listed Building Consent for the installation of internal partitions and other internal fit-out works.*

This application seeks the full discharge of Conditions 3 (acoustic ceiling panels) and 4 (Blinds and rail system). A pre-application meeting was held on site on 19 August 2026 where both conditions were discussed, and the acoustic panel sample informally agreed. The following sections review both conditions and identify the information which has been submitted in support of their discharge.

Condition 3 – Acoustic Ceiling Panels

Condition 3 states:

'Prior to the installation of the acoustic ceiling panels hereby approved, final details of the fixings, design and finish including the colour of each panel shall be submitted to and approved in writing by the Local Planning Authority.

The panels shall then be installed in accordance with approved details and the siting/layout as shown on Ceiling Plan: 1893-AUS-OG08-DS-020 Rev B (Received 15 July 2026)'

Please find enclosed:

- Knauf Acoustic Panel Sectional Detail (Ref: 1893-AUS-8OG-DE-010) which confirms the thickness of the panel, its projection and fixing details.
- Acoustic Panels Fixings Location RCP (Ref: 1893-AUS-OG08-DS-020) which confirms the locations of fixings.

It is noted that the above plans were informally agreed by MCC by email on 27 August 2026. This had followed the meeting on site on 19 August 2026 where the samples below were reviewed and agreed:





We trust the above information alongside the on-site sample review is sufficient to enable the full discharge of this condition.

Condition 4 - Blinds and Rail System

Condition 4 states:

'Prior to the installation of the Blinds and Rail System annotated as TEX-05 on drawing No.1893-AUS-OG08-VP-061 Rev B (Received 15 July 2026), a final detailed design including fixings details shall be submitted to and approved in writing by the Local Planning Authority.

The approved rail system and blinds shall then be implemented as part of the development.'

Please find enclosed:

- Curtain and Rail Fixings Plan (Ref: 1893-AUS-OG08-DS-020 (adapted version))
- Indicative visual demonstrating blind arrangement around existing extract units to windows.

We trust the above information alongside the on-site sample review is sufficient to enable the full discharge of this condition.

Paul Butler Associates are pleased to submit this application on behalf of Dr. Beckmann Group and look forward to working with officers in progressing the application through to a positive determination. If you require anything further, please let me know.

Yours sincerely

