MAKE

Manchester City Council
Planning, Building Control & Licensing
PO Box 532, Town Hall
Manchester M60 2LA
For the attention of: Angela Leckie and Paul Mason

Our ref: Marlsbro House / LBC-03
Your ref: PLA-2026-000471

17th September 2026 – Revision A

Dear Angela, Paul,

RE: DISCHARGE OF CONDITION 3 (SCAFFOLDING) – LISTED BUILDING CONSENT PLA-2026-000471 – MARLSBRO HOUSE, 52–54 NEWTON STREET, MANCHESTER M1 1ED

1. Introduction

We write on behalf of Aclo Assets MH Limited to submit details for the discharge of Condition 3 of the above Listed Building Consent (approved 20 August 2026), which states:

> *"Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed."*

This submission is supported by information prepared by the scaffold contractor currently tendering for this package, and sets out the location, methodology, means of fixing, and fabric-protection measures for the independent access scaffold and associated temporary roof required to enable the approved external works. Section 8 below explains the status of the detailed, engineer-calculated scaffold design, which is being progressed separately and was not available at the time of this submission.

2. Purpose of the Scaffold

External independent access scaffolding is required around the building façade to enable access for the approved façade removal and repair works, together with a temporary roof system to allow the approved roof repairs to be carried out and also keep the building and public protected during the works.

3. Location and Extent

The scaffold will be erected as independent access scaffolding to all four elevations of Marlsbro House, Newton Street, Hilton Street, Faraday Street and the rear courtyard – together with a temporary roof system above. Full location and general arrangement drawings (plan view and elevations), prepared by the tendering scaffold contractor and dated 17 September 2026, are provided at Appendix A.

4. Erection, Use and Site Management Methodology

The tendering scaffold contractor has confirmed the following working methodology:

- Working closely with the local authority so that the works do not become cumbersome to the public highway or pavement.
- Local pavement closures on Newton Street where required, and out-of-hours erection and dismantle to alleviate disturbance to surrounding amenities and businesses.
- Temporary protection fans around the perimeter of the structure within the work area to eliminate risk to the public and the highway below.
- Signage in place during erection and dismantle to give visual notification to the public that works are being carried out.
- Where the Newton Street pavement cannot be closed for the duration of the works, foam protection will be installed to the base of the scaffold.
- Road closure on Faraday Street for the duration of the works.

5. Means and Location of Fixings to the Building

The principal tie method will be a lip/through-tie arrangement using paired tubes positioned through existing window openings (sashes), with one tube to the inner face and one to the outer face of the building, eliminating inward and outward movement without the need to fix directly into the historic masonry or joinery. Any tube required to abut the building façade will be fitted with a tube protection end cap, and timber packing (maximum 50mm) will be used at all points of contact between the scaffold and the building fabric – see the tie and packing detail at Appendix B. The full anchor-point schedule, confirming the precise location of each tie by elevation and floor, will be confirmed within the detailed scaffold design referred to at Section 8.

Adaptation of Ties During Window Replacement

The approved works include the replacement of the windows to the ground floor and floors 1 to 3 (subject to Condition 10). As the principal ties pass through the existing window openings, the scaffold will be adapted as these works progress. The ties will be removed on a floor-by-floor basis as the new windows are installed on that floor, and then re-installed through the new windows, with the sashes secured in a fixed open position. Tube protection end caps and timber packing will be used at all points of contact with the new frames, in the same way as described above. The sequence for releasing and re-installing the ties, together with any temporary restraint needed during each changeover, will be set out within the detailed scaffold design referred to at Section 8.

6. Protection of the Historic Fabric

Fabric-facing protection is provided by the tube protection end caps (preventing direct metal-to-masonry contact) and timber packing at all bearing and contact points, as described above. Site-facing protection – temporary protection fans and signage – reduces risk to the fabric and to the public during erection and dismantle. Further fabric-specific protection measures, including any localised protection to vulnerable openings, reveals and decorative stonework, will be confirmed within the detailed scaffold design and agreed with the project's heritage advisor prior to erection.

7. Making Good Following Removal

Any disturbance to the building fabric arising from the temporary fixing of the scaffold – including tie penetrations through window openings and any localised making good required to masonry, joinery or decorative finishes will be reinstated on a like-for-like basis, using matching materials and methods, under the direction of the project's heritage/conservation advisor. Using the above tie method should negate the need for repairs to mechanical fixings like you would find on a traditional project.

8. Outstanding Detailed Scaffold Design

The Applicant is in the process of formally instructing the appointed scaffold contractor. Following instruction, a bespoke, engineer-calculated scaffold design including anchor loadings will be produced. This detailed design was not available at the time of this submission but will be provided to the Council as an addendum to this discharge application, in advance of scaffold erection.

We would be grateful for the Council's confirmation as to whether the information provided within this submission is sufficient to discharge Condition 3 on this basis, with the detailed design to follow for information prior to erection, or whether the Council requires the detailed design to be submitted and approved before the condition can be formally discharged. Given the project's programme, we would welcome the opportunity to discuss this approach at the earliest opportunity.

9. Appendices

- Appendix A: Scaffold Location & General Arrangement Drawings – indicative, prepared by the tendering scaffold contractor, dated 17 September 2026 (plan view; courtyard, Hilton Street, Newton Street and Faraday Street elevations).
- Appendix B: Scaffold Methodology & Fixing Details – indicative, prepared by the tendering scaffold contractor.

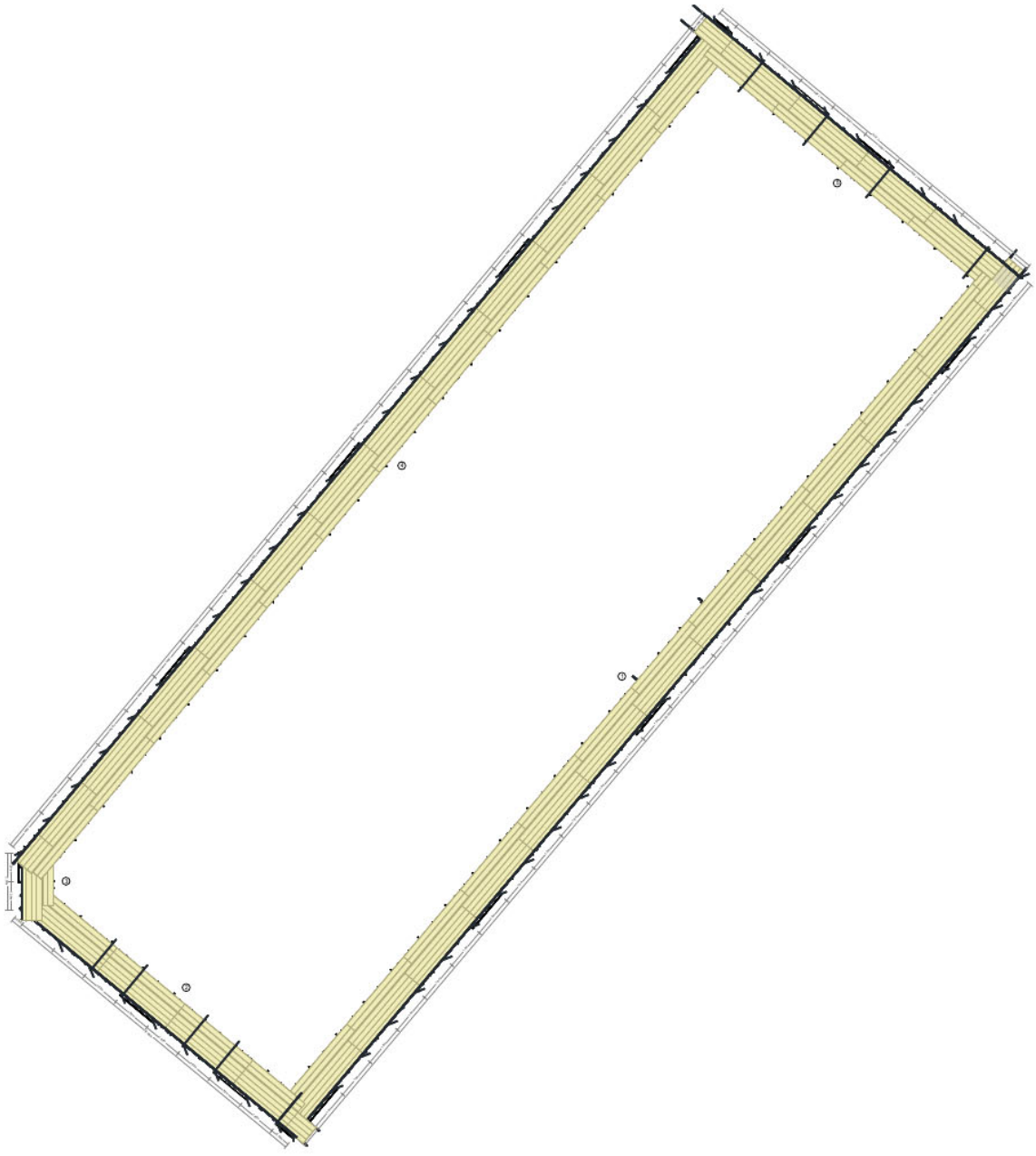
We trust this submission provides the information necessary to discharge Condition 3. Please do not hesitate to contact the undersigned should you require any further information.

Yours faithfully,

Matt Guirdham
MAKE NW Limited
[redacted]

Appendix A – Scaffold Location & General Arrangement Drawings

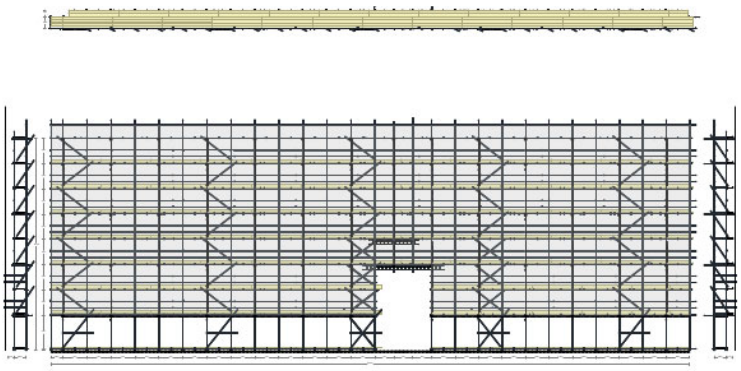
Contract no :		**Description :** Temporary Roof System over Marlsbro House	**DRAWING**
Item :	External Independent access	**Scaffold :** Independent	Page 1
View :	Plan view	**Date :** 17/09/2026	



Page 1 – Plan view

Contract no :		**Description :**	Temporary Roof System over Marlsbro House
Item :	External Independent access	**Scaffold :**	Independent
Elevation :	Courtyard	**Date :**	17/09/2026

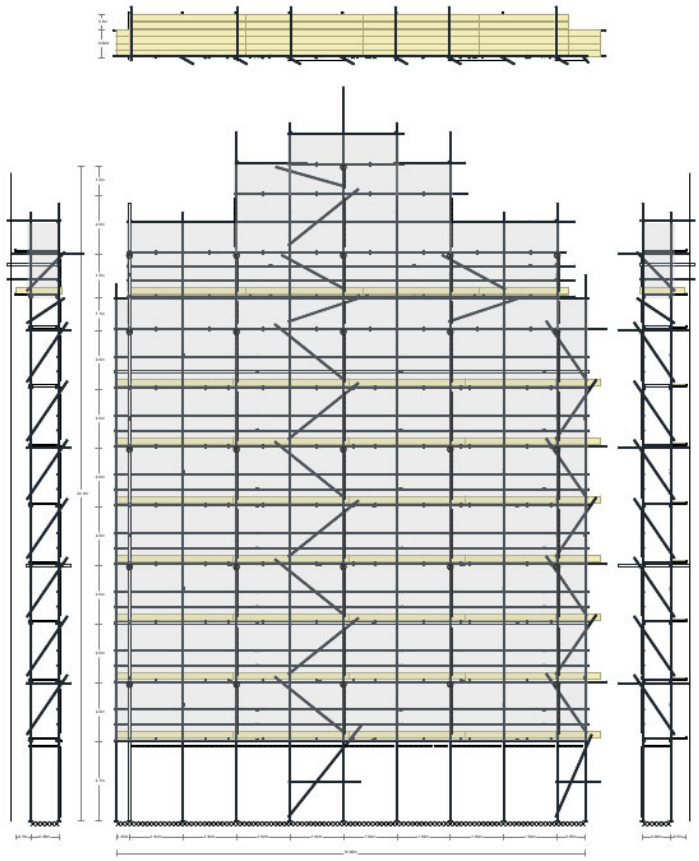
DRAWING



Page 2 – Courtyard elevation

Contract no :		**Description :**	Temporary Roof System over Marlsbro House
Item :	External Independent access	**Scaffold :**	Independent
Elevation :	Hilton Street	**Date :**	17/09/2026

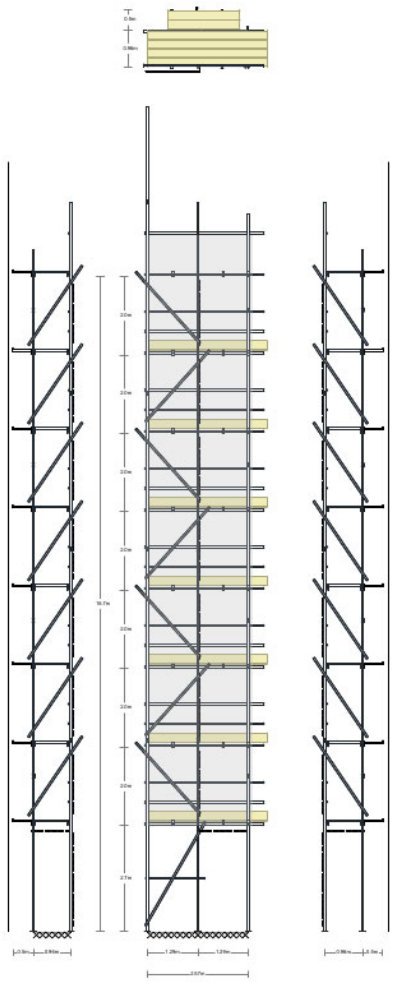
DRAWING



Page 3 – Hilton Street elevation

Contract no :		**Description :**	Temporary Roof System over Marlsbro House
Item :	External Independent access	**Scaffold :**	Independent
Elevation :	Hilton Street	**Date :**	17/09/2026

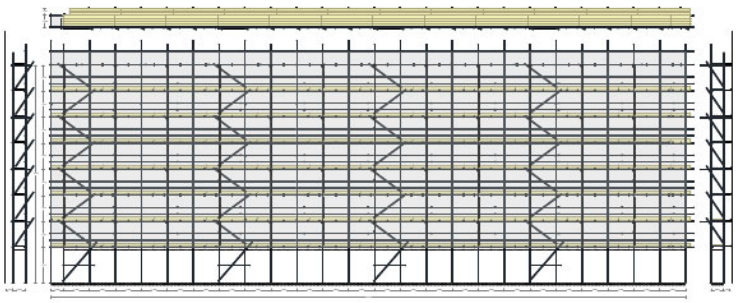
DRAWING



Page 4 – Hilton Street end detail

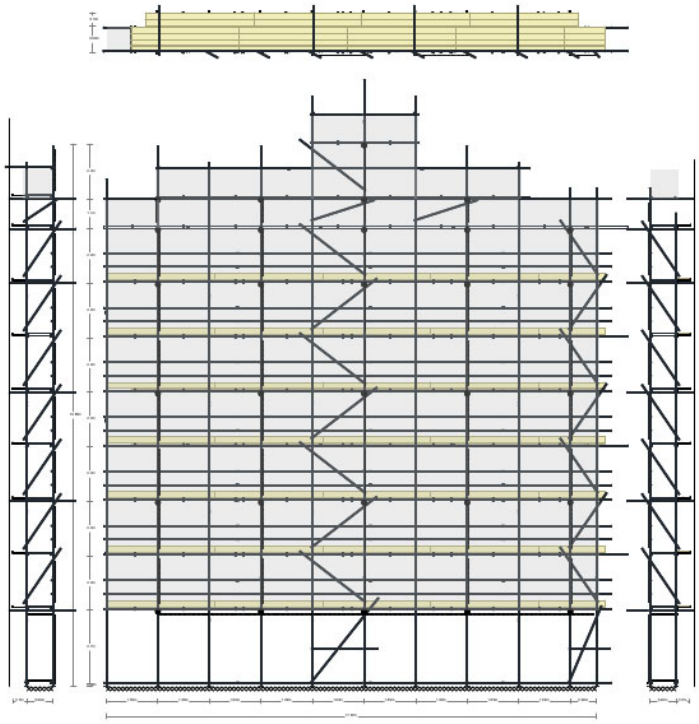
Contract no :		**Description :**	Temporary Roof System over Marlsbro House
Item :	External Independent access	**Scaffold :**	Independent
Elevation :	Newton Street	**Date :**	17/09/2026

DRAWING



Page 5 – Newton Street elevation

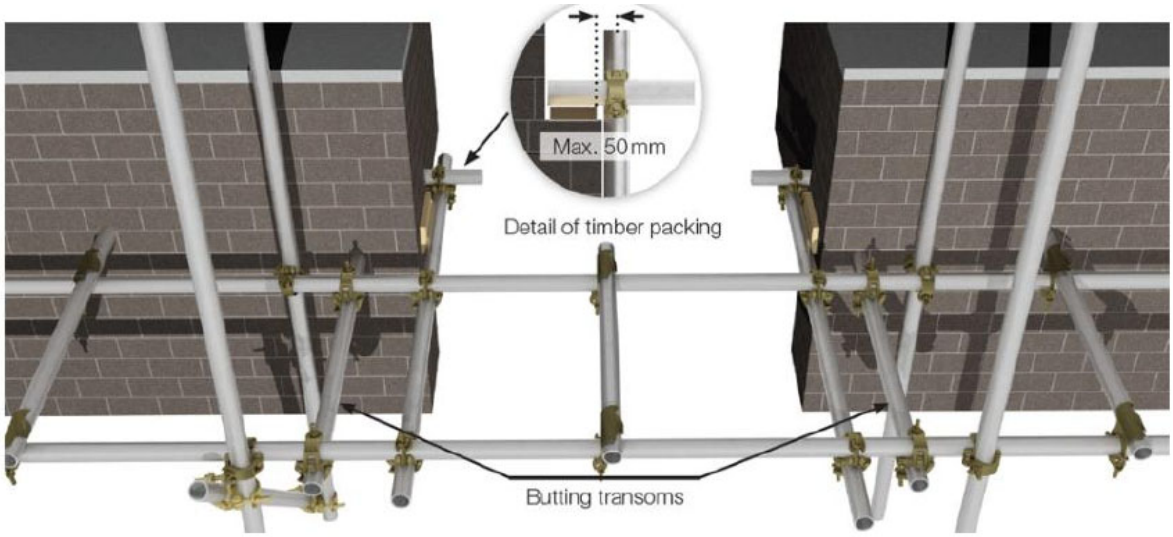
Contract no :		**Description :**	Temporary Roof System over Marlsbro House	**DRAWING**
Item :	External Independent access	**Scaffold :**	Independent	Page 6
Elevation :	Faraday Street	**Date :**	17/09/2026	



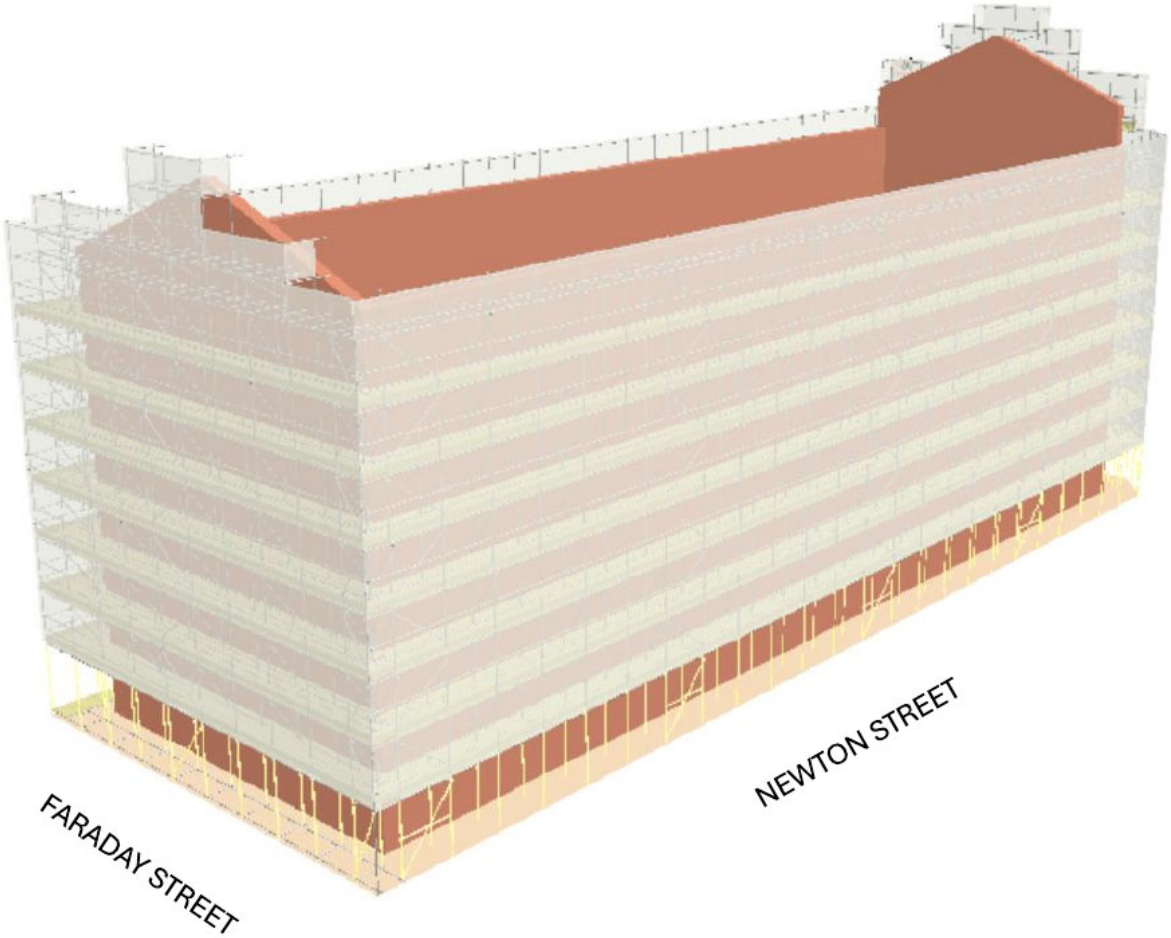
Page 6 – Faraday Street elevation

Appendix B – Scaffold Methodology & Fixing Details

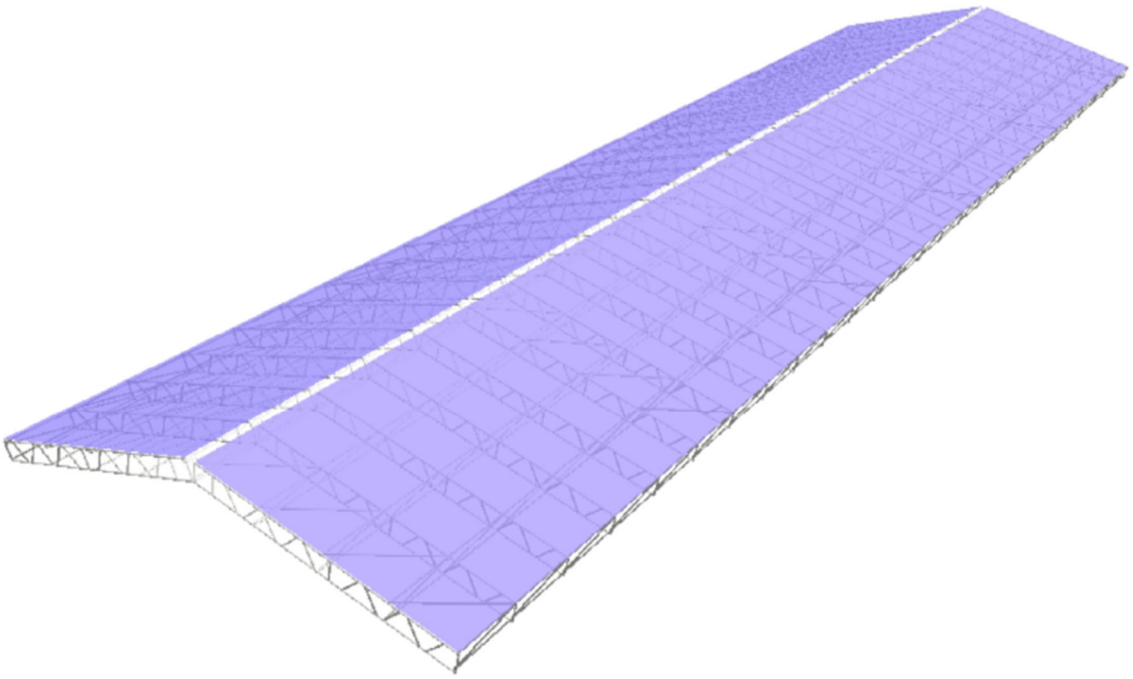
Indicative only, prepared by the tendering scaffold contractor – the scaffold package has not yet been formally awarded.



Tie and timber packing detail – through-tie arrangement at window openings



Scaffold extent – all four elevations, illustrative



Scaffold extent – Roof covering, illustrative