architecture:m
chartered architects
RIBA

Moravian College
14 Fairfield Square
Droylsden
Manchester
M43 6AD
matthew@architecturem.co.uk
0161 370 6166

07 April 2020

Technical Support Team
Planning
PO Box 532 Town Hall
Manchester
M60 2LA

Application Number: 126630/FO/2020
Location: 20 Pollard Street East, Manchester, M40 7FS

Dear Sir/Madam,

Please find attached the response to the invalid letter dated 3rd April 2020. The following information has been collated in order of the required information from the letter dated 3rd April.

1) The existing canopy is not shown on the existing floor plans. Also, on the proposed elevation, from Cambrian Street, a canopy is shown, but this is not indicated on the proposed floor plans or front elevation.

The canopy has since been added to the drawings and is now present within the revised drawing set (REV A). All documents will be uploaded to the amended application through the online Planning Portal.

2) Rear elevation, as seen from Lind Street, is required. In addition, whilst you may not be able to see the south western elevation, of the upper floor extension, from Lind Street, this elevation is nevertheless required (i.e. all four sides of the upper floor extension should be provided).

Both the existing and proposed Lind Street elevation drawings have since been added to the latest planning drawing set (REV A).

3) Please provide a more detailed waste management strategy. The submitted statement states that there are a number of industrial sized waste bins on site at present. How many exactly and how many exactly are proposed. Also please annotate their location on the proposed site layout plan. Are they the units next to the security pod? If so, 4 bins are shown but your waste strategy suggests that there will be at least 5. Please clarify.

There are currently 2 1200L general waste containers on site with the addition of 2 240L recycling bins (paper waste/food waste). Given the increase in staff numbers, it is now proposed that a total of 4 1200L general waste containers will be provided along with 3 240L recycling bins (paper waste/food waste/mixed recycling). Bins are to be stored to the front of the site being the security office and emptied daily by a contracted waste removal company. Bins are to be kept clean and away from the public domain and will be managed by on-site facilities staff. Please see completed Waste Proforma and Waste Collection drawing (413-250) for reference.

4) Question 19 (hours of opening) needs to be completed.

This has since been updated included through the online Planning Portal. Site opening/operational hours are as follows; Monday-Friday 09:00-18:00, Closed during the weekends.

5) Your approved scheme (114642/FO/2016) indicated 28 car parking spaces, including 3 disabled persons spaces and your transport statement refers to 28 spaces. Question 9 should therefore be a mended accordingly.

This has since been amended through the online Planning Portal. There are currently 28 car parking spaces located on the site, 3 of which being allocated to disabled persons. At this time, a total of 15 spaces are available due to the presence of on-site construction offices situated within the carpark.

6) A desktop study relating to ground conditions is required.

Given the current situation, it is proving exceedingly more difficult to get consultants on site to carry out investigative work. Therefore, I would kindly ask that there would be an allowance in this case for a Phase 1 Desktop Study to be submitted at a later date during the planning process or alternatively, conditioned as part of the decision.

If you require any further information or elaboration on the following documentation, please do not hesitate to get in touch.

Yours sincerely,

Matthew Wall
Signed on behalf of architecture:m