

Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

3rd March 2020

Application Number: 126084/FO/2020

1394/Da/006

Dear Sir/Madam

Proposal: Installation of steel railings and gate for security to enclose the pavement level building recess from public entry. Refer to drawings for details.

Location: Trinity, 16 John Dalton Street, manchester, M2 6HY

In reference to the above application we received correspondence on the 18/20/2020 indicating the application was unable to progress stating that further clarification and additional information was required. Please refer to our response below which addresses the clarifications raised. The information required is appended to this letter.

In order to progress the application further, please clarify / provide the following;

'It would appear that some of the works included in the proposal have already been carried out, therefore the application is in part retrospective – please clarify'

Yes, some of the works included in the proposal have already been carried out. Please see attached drawing L1095 & L1700 indicating the gate and railings that have been installed.

'Design and Access Statement – please include the reason / justification for the railings / gates'

Please find attached Design and Access statement.

'One of the proposed gates appears to open over the highway / pavement – please confirm the proposed purpose of this gate / access.'

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The two gates are escape routes only. The gate opens in the direction of escape to satisfy building regulation requirements.

Having discussed the proposal with the approved inspector it was deemed that this scenario wouldn't cause safety issues for pedestrians. For your information the gate exit would be adequately signed and lit. The gate will have signage to both sides stating 'exit' on inside and 'fire exit keep clear' to the outside.

'Manufacturer's specification for the railings and gates. Including fixing details.'

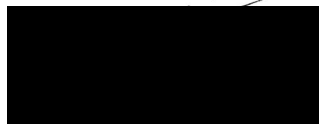
Please find attached construction drawings and as built photographs.

'Parts of the installation have a solid appearance – clarify the reasons for this'

For security the solid plates restrict the public from gaining access from the pavement side by reaching through the gaps in the railing and engaging the emergency egress push bar (fixed internally). In addition to these plates a steel mesh is to be installed above and to the side of the solid panels. This is to further reduce the chances of pedestrians reaching through and engaging the push bar. The steel plates also provide a solid surface for fixing the emergency egress push bar.

We trust the above information is acceptable in order to progress the application. If you have any queries or require any further information, please do not hesitate to contact me at our office.

Yours Sincerely



Chris Wells
Architect
OMI Architects