MANCHESTER CITY COUNCIL

Planning MCC <planning@manchester.gov.uk>

Fwd: CDN/17/0364 - DAKOTA DELUXE HOTEL

1 message

Angela Leckie <a.leckie@manchester.gov.uk> 21 September 2018 at 15:18
To: Planning MCC <Planning.tst@manchester.gov.uk>

Attached for uploading

Regards
Angela

Angela Leckie
Senior Planner
City Centre Team

Tel (External) 0161 234 4651
Tel (Internal) 80034651
email a.leckie@manchester.gov.uk
www.manchester.gov.uk
Postal Address
Angela Leckie
City Centre Team
Planning
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Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532,
Manchester, M60 2LA

---------- Forwarded message ---------
From: **Mathew Wright** <Mathew.Wright@kpp-leeds.co.uk>
Date: Fri, 21 Sep 2018 at 15:02
Subject: RE: CDN/17/0364 - DAKOTA DELUXE HOTEL
To: Angela Leckie <a.leckie@manchester.gov.uk>

Angela,

That's good news. Please find attached amended drawing 245 rev A showing the tree to the top of the steps omitted, and the header detailing added to the new retaining wall.

I have also attached a photo of the existing wall. As you will see there are two header bands within it, at the 5th and 15th courses. As the proposed wall will be higher we propose the bands at the 5th, 15th and 25th courses which we think will relate nicely whilst suiting the scale of the wall.

Kind Regards

Mat Wright

BA(Hons) Dip Arch RIBA

KPP ARCHITECTS
KILMARTIN PLOWMAN & PARTNERS LIMITED
Lodge House, 12 Town Street,
Horsforth, Leeds, LS18 4RJ
Tel: 0113 2390460; Fax: 0113 2390475;

Email: mathew.wright@kpp-leeds.co.uk ; Web: www.kpp-leeds.co.uk

From: Angela Leckie [mailto:a.leckie@manchester.gov.uk]
Sent: 21 September 2018 12:47
To: Mathew Wright <Mathew.Wright@kpp-leeds.co.uk>
Subject: Re: CDN/17/0364 - DAKOTA DELUXE HOTEL

Hi Mat

Thanks for this if you can send over the amended dwg 245 and amend dwgs to include the stretcher bond then I will sign off on this without further referral to C&RT on the basis that other items are dealt with in future condition discharges as you have noted.

Regards

Angela

Angela Leckie

Senior Planner

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On Fri, 21 Sep 2018 at 12:35, Mathew Wright <Mathew.Wright@kpp-leeds.co.uk> wrote:

> Hi Angela,
>
> Please find attached our responses in green for you to review.
>
> Kind Regards
>
> **Mat Wright**
>
> BA(Hons) Dip Arch RIBA
>
> **KPP ARCHITECTS**
> **KILMARTIN PLOWMAN & PARTNERS LIMITED**
> Lodge House, 12 Town Street,
> Horsforth, Leeds, LS18 4RJ
> Tel: 0113 2390460; Fax: 0113 2390475;
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> Email: mathew.wright@kpp-leeds.co.uk ; Web: www.kpp-leeds.co.uk
>
> **From:** Angela Leckie [mailto:a.leckie@manchester.gov.uk]
> **Sent:** 13 September 2018 18:30
> **To:** Mathew Wright <Mathew.Wright@kpp-leeds.co.uk>
> **Subject:** Re: CDN/17/0364 - DAKOTA DELUXE HOTEL
>
> Hi Mathew
>
> I have now had comments from the Canal and Rivers Trust(attached) can you please consider / respond on the points in red and acknowledge / agree those in blue
>
> Regards
>
> Angela
>
> Angela Leckie
>
> Senior Planner
>
> City Centre Team
>
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On 30 August 2018 at 15:47, Mathew Wright <Mathew.Wright@kpp-leeds.co.uk> wrote:

> Hi Angela,
>
> I hope that the information which was submitted by my colleague while I was on leave is all sufficient? I note your comment below about running it past C&RT.
>
> Apologies for not dropping the granite paving samples off yet. I am in Manchester again on Tuesday so will do it then.
>
> Can you please confirm that condition 17 (Extract details) are now discharged?
>
> Also, I assume there are no issues in that the evidence to be submitted relating to condition 10 (SUDS) will not be available until the end of the year?
>
> Kind Regards
>
> **Mat Wright**
>
> BA(Hons) Dip Arch RIBA
>
> **KPP ARCHITECTS**
> **KILMARTIN PLOWMAN & PARTNERS LIMITED**
> Lodge House, 12 Town Street,
> Horsforth, Leeds, LS18 4RJ
> Tel: 0113 2390460; Fax: 0113 2390475;
>
> Email: mathew.wright@kpp-leeds.co.uk ; Web: www.kpp-leeds.co.uk
>
> **From:** Angela Leckie [mailto:a.leckie@manchester.gov.uk]
> **Sent:** 23 August 2018 10:59
> **To:** Nathan Peel <Nathan.Peel@kpp-leeds.co.uk>; Gerry Reilly <g.reilly@manchester.gov.uk>
> **Cc:** Mathew Wright <Mathew.Wright@kpp-leeds.co.uk>; Tony Plowman <Tony.Plowman@kpp-

leeds.co.uk>
Subject: Re: CDN/17/0364 - DAKOTA DELUXE HOTEL

Hi Nathan

Thanks for this much improved from where we were a couple of months ago. I just need to run this past the Canal and Rivers Trust to make sure that they are happy with the proposals. I am not in the office on Tuesday but you can drop the samples off with Gerry (copied in 0161 234 4618)

Regards

Angela

Angela Leckie

Senior Planner

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On 22 August 2018 at 16:03, Nathan Peel <Nathan.Peel@kpp-leeds.co.uk> wrote:

> Dear Angela,
>
> Please find attached our amended drawings and information relating to conditions 6a, 6b and 6i.

As tabled and discussed in our recent meetings we have reintroduced the external steps leading from the site down to the canal towpath and perimeter planting and trees to the courtyard. We propose perimeter trees, buxus hedging on top of the towpath wall and architectural metal trellising with creepers on the towpath wall face, all to be evergreen. We also propose recessed low level wall lights and art deco metal lanterns on top of the wall, all of which we feel will dramatically enhance the appearance of the canal towpath.

We propose 4no. trees to Ducie Street, which we have positioned strategically to miss the underground services. Due to differences in levels between the Ducie Street footpath and the courtyard area we have had to introduce some low level walling as indicated on the 'Ducie Street Planter Details' and 'Elevation A' on drawing 245. The walling at the footpath boundary will be a very low level Dakota black brick upstand that will sit proud of the trees. We then propose some additional higher walling and metal detail balustrading behind the trees for security to help control the boundary and also for aesthetics.

Along with our Landscape Architect PWP Design, we have also redesigned the rear terrace area; omitting the sunken fire pit and making the area all on one consistent level. As part of this we have redesigned the landscaping, introducing additional trees, and altered extents of external walling and planting in order to provide a much softer al fresco dining experience.

We will also drop off the paving samples for you to review. I am on leave next week, however Tony Plowman is available and I believe in Manchester on Tuesday if that day is convenient?

Regards,

Nathan Peel

BSc (HONS) Architectural Technology

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2 attachments



IMG_4725-4000.jpg
1081K

245 A PROPOSED EXTERNAL FINISHES-compressed.pdf
1511K