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Mr D Brettell
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Planning Department
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
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21st August 2013

Our ref: WSA/JW/0226/DB/01

Dear sirs

RE: MOSI Proposed Gate – Applications for Planning consent, Listed Building Consent for the Power Hall, Listed Building Consent for the Great Western Warehouse, and Conservation Area consent for taking down and demolition works

Please find attached 4x applications for a proposed glazed gate and screens at the Museum of Science and Industry (MOSI). Further to our consultations with you, these include the following: -

1 Application for Full Planning consent for the proposed glazed gate, screens and steps

2 Application for Listed Building Consent for alterations to the Power Hall, Grade 2 Listed

3 Application for Listed Building Consent for alterations to the Great Western Warehouse, Grade 2 Listed

4 Application for Conservation Area consent for the taking down of the 2-storey Visitors Centre, external metal gates, fence panels, steps and landing, and masonry tapering steps

In accordance with the Pre-application discussions and correspondence, the applications are accompanied with a Heritage Statement, a Design and Access Statement, annotated drawings, surveys, photographs and computer visualisations.

The applications show the proposals are to be carried out in two phases, as follows: -

Phase 1 Take down the existing external metal gates, fence panels, steps and landing, and masonry tapering steps. Install the proposed glazed gate and guide track, screens and interim pedestrian gate. Install proposed tapering steps and glazed balustrade. Reinstate 2no. windows to the Great western Warehouse.

Phase 2 Take down the 2-storey Visitor Services block, regrade the ground levels and insert steps within the footprint area of the building. Take down the interim pedestrian gate and extend the glazed screen panels. Reinstate those areas of the Power Hall external wall affected by the construction of the Visitor Services block.

Full details of the phasing are set out in the Schedule of Works section of the Design and Access Statement and illustrated on the application drawings.

As discussed at our Pre-application meeting, due to the applications being inter-related and inter-dependent, the submissions are being made simultaneously with a view to receiving a planning decision on the same date.

Also, in accordance with your request at the Pre-application meeting, we have written to English Heritage to seek their advice as to whether they require a Pre-application presentation of the proposals but Ms Gillian Laybourn confirmed on 13th August 2013 that this is not required.

Please note we have completed the ownership certificate A on the planning application, however, as there is an area of paving to the east of the gate boundary which is described in the Land Registry as “unregistered” Certificate C will also apply. We are not able to activate Certificate A and C on the online portal. This is shown on the drawings as a colour green hatched zone. Attempts have been made to find the owner through Land Registry and through consultation with Manchester Building Control. Ongoing enquiries are continuing with Manchester City Highways Department to establish ownership.

We are unclear if an ecologist report is required Rachel Hacking Ecology will contact you on Tuesday, 27th August to confirm any Ecology survey information that may be required for the project.

We trust the above meets your requirements, however, please do not hesitate to contact us should there be any matters you wish to discuss.

Yours sincerely

John

John Walker
Director
Walker Simpson Architects Limited