Richard Drinkwater Architects
Flint Glass Works, 64 Jersey Street, Manchester M4 6JW

BY EMAIL ONLY

Manchester City Council
Technical Support Team
PLANNING
PO Box 532
Town Hall
Manchester
M60 2LA

30 September 2014

Dear Sirs,

Planning Application Reference: 105378/FO/2014
35 Houldsworth Street, Manchester M1 1EB
Change of Use from offices to 9 no apartments

I refer to your letter dated 10 September advising us that you were unable to progress the proposal as the application is invalid or incomplete. You listed the reasons for this in your letter and I respond as follows:

1. My client and I are waiting for a response from your solicitor concerning the Section 106 agreement. I note that you require a draft Section 106 agreement before the application can be validated but we have heard nothing from you on this matter.

2. I enclose a revised Environmental Standards Statement ref: Complete Energy Consultancy dated 23.09.14. This now addresses the points raised in your letter.

3. I attach a specification sheet produced by 'Selectaglaze', a specialist manufacturer, for the secondary glazing.

   I also confirm that this complies with the recommendations of the Acoustic Assessment Report.

4. I enclose a copy of our drawings, as listed on the attached drawings issue sheet, which show revised sections, elevations and external details in response to the queries raised in your letter being as follows:

   Drawing No 07361_20A *Proposed Sections* - has been amended to the retention of the external fire escape staircase and the retention of existing windows with the addition of secondary glazing internally. The ventilation discharge points are indicated and notes have been added to cross-refer the drawing to detail drawings 25 and 26.

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Drawing No 07361_21A *Existing Elevations* - has been amended to show the sections of the existing external elevations which are to be altered in the proposed works.

Drawing No 07361_22B *Proposed Elevations* - has been amended to show the proposals for the alteration of the sections of the existing external elevations cross-referred to detail drawings 25 and 26. Notes clarifying the retention of the existing windows with the addition of secondary glazing have also been added to the drawing.

Drawing No 07361_25 External Details Sheet 1 of 2 – showing detailed proposals for the Little Lever Street entrance doors and Little Ancoats Street bin store doors.

Drawing No 07361_26 *External Details Sheet 2 of 2* – showing detailed proposals for the main entrance doors and garage roller shutter door on Houldsworth Street.

We have endeavoured to provide as much additional detail as possible in response to your third letter invalidating our application. We trust therefore that you now have sufficient information to validate our application assuming that your legal department will send us the draft Section 106 agreement.

We look forward to hearing from you.

Yours faithfully,

R Drinkwater

Richard Drinkwater Architects

Encl: *Drawings issue sheet dated 30.09.14*
Drawings 07361_20A, 21A, 22B, 25 and 26
Environmental Standards Statement version 2 dated 23.09.14
Selectaglaze specification sheet

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