MANCHESTER CITY COUNCIL

Technical Support Team
Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Richard Drinkwater
Richard Drinkwater Architects
64 Jersey Street
Manchester
M4

Date: 16 April 2014

Dear Sir/Madam,

Application number: 105378/FO/2014
Proposal: Change of use of existing four storey office building with basement to ten apartments.
Location: Ehsan Malik & Co , 35 Houldsworth Street, Manchester, M1 1EB

Following your recent planning application submission, I am unable to progress your proposal as the application is invalid or incomplete for the following reason(s):

1) A financial contribution of £5,000 per flat will be required, to go towards environmental and residential infrastructure improvements in the City Centre. Please provide details of the application (site plan, no of residential units) as well as contact details for your client's solicitor so that the draft agreement can be progressed. This should be done as soon as possible.

2) The Council at present is only prepared to allow a maximum of 33% of any residential development to be one-bedroom units, with the rest being two bedrooms or larger units, so as to achieve a more sustainable and stable population within the City Centre. You should confirm that no more than 33% of apartments are proposed to be one bedroom. The submitted development does not comply with this and this needs to be amended or fully justified.

3) A survey that investigates whether the existing building is inhabited by bats or barn owls. If the presence of bats or barn owls is established, a scheme for the protection of the wildlife habitat shall be submitted to and agreed in writing by the City Council as local planning authority

4) As outlined within the City Council's Guide to Development in Manchester SPD/SPG, (chapter 4) and Core Strategy policies EN4 and EN6 an Environmental Standards Statement should be submitted with your application, which addresses sustainability ratings and the provision of renewable energy within the development. This should include a pre-assessment rating (Code for Sustainable Homes for residential developments) through the submission of a pre-estimator report which should demonstrate that a rating level of at least Level 4 would be attained in line with the Local Government's :The Code for Sustainable Homes: Setting the Sustainability Standards for new homes Feb 2008. Where this standard is not achievable clear reasons why need to be set out within the submission.

5) Details of how and where refuse is to be stored within the residential element and the retail units and how the refuse is to be collected. Please provide a scaled plan of the building showing these refuse storage and collection areas and provide information on the

number of bins proposed, the size of the bins, the frequency of collection and details regarding who will collect the refuse. Please also note that separate containers for recycling should be used. Please provide details on these. 'Waste Storage and Collection Guidance for New Developments' document is available online on

http://www.manchester.gov.uk/downloads/file/5814/guidance_for_new_developments - Does the submitted info comply with this

6) We would not support the removal of the existing windows and historic fire escape and these works have not been fully justified.

Any required glazing up grade should be achieved through the use of secondary glazing.

7) Details of the acoustically treated ventilation you propose to use are required as well as confirmation of any impact that this will have on the external alterations.

8) Can you confirm that the measures recommended in the CIS would be implemented as part of the proposals and

I am therefore holding your application and if you wish to discuss the information required members of my staff will be pleased to assist.

Please return any documents/information required to the Technical Support Team, Planning at the above address. If we have not heard from you within 10 working days we will return your application.

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing