

Ellie Knowles

From: Paul Mason
Sent: 03 July 2025 10:33
To: Ellie Knowles
Subject: Re: MOJO - Queens Road Bus Depot - LBA

Yes, as I think on balance we've achieved a good outcome overall.

Paul Mason
Heritage & Urban Design Manager
Planning, Building Control & Licensing,
Growth & Development Directorate,
Manchester City Council

email: paul.mason@manchester.gov.uk
tel: 0161 234 4585

Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA.

From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Sent: 03 July 2025 10:30
To: Paul Mason <paul.mason@manchester.gov.uk>
Subject: RE: MOJO - Queens Road Bus Depot - LBA

Hi Paul,

OK, to note that element would be covered by the forthcoming office refurb (phase 3).

Are we happy to proceed with glazed brick not exposed in the former lost property room (phase 2 - 142912/LO/2025)?

Kind regards,
Ellie Knowles (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council

Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

Upcoming Annual Leave: 25th July, 15th & 18th August

From: Paul Mason <paul.mason@manchester.gov.uk>
Sent: 03 July 2025 07:05
To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Subject: Re: MOJO - Queens Road Bus Depot - LBA

Yes, that is positive news on the office and happy to go with that Ellie.

Thanks,

Paul Mason
Heritage & Urban Design Manager
Planning, Building Control & Licensing,
Growth & Development Directorate,
Manchester City Council

email: paul.mason@manchester.gov.uk
tel: 0161 234 4585

Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA.

From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Sent: 02 July 2025 16:14
To: Paul Mason <paul.mason@manchester.gov.uk>
Subject: FW: MOJO - Queens Road Bus Depot - LBA

Hi Paul,

Happy to discuss tomorrow.

Positive news on the office room, though not entirely clear whether this includes the lost property room as well?

Kind regards,
Ellie Knowles (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council

Tel: 0161 219 6633
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Upcoming Annual Leave: 25th July, 15th & 18th August

From: Francis Kyekye <Francis.Kyekye@tfgm.com>
Sent: 02 July 2025 16:00
To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Cc: Paul Mason <paul.mason@manchester.gov.uk>
Subject: RE: MOJO - Queens Road Bus Depot - LBA

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Hi Ellie,

At that meeting I believe the Architects did state that wherever we find glazed bricks we consider the opportunity to reveal them

The response I gave to Mojo for point 1 is as follows

"I would state for point 1, if there is glazed brick work on the front facing wall (elevation with a window) in the office and an opportunity to expose them we will do so, however we have no intention of exposing any brickwork in the WC's."

I hope with this we can be granted permission to proceed with the scheme.

Best regards,

Francis Kyekye
Asset Manager
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG
Direct line 0161 244 1941, Extension 701941
Mobile 07765 093659
www.tfgm.com

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From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Sent: 02 July 2025 11:17
To: Francis Kyekye <Francis.Kyekye@tfgm.com>
Cc: Paul Mason <paul.mason@manchester.gov.uk>
Subject: FW: MOJO - Queens Road Bus Depot - LBA

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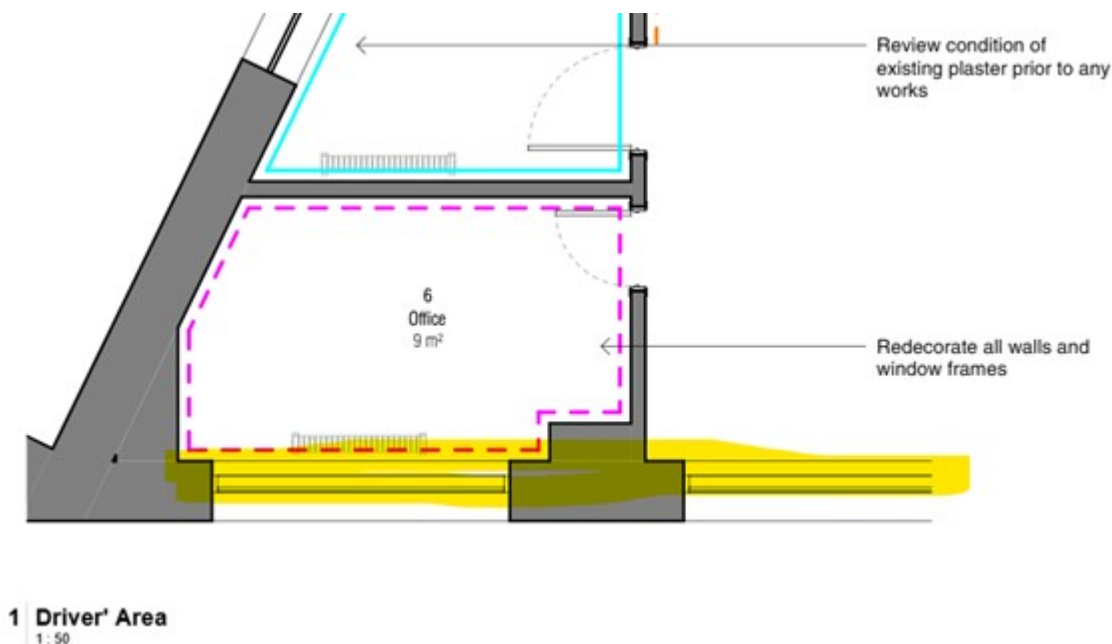
Good morning Francis,

RE: 142912/LO/2025

I hope this email finds you well.

It was understood from our last heritage site visit at Queens Road Bus Depot, to discuss main office area refurbishment (scheme not yet submitted), that reinstatement of original glazed brick work to Queens Road frontage internals was looked upon favourably as a consistent approach.

Please see highlighted plan below which highlights areas visible on site (lost property room and future office space).



However, the latest correspondence from MOJO (below) on behalf of TfGM states this is not the case for this part of the scheme.

Can you please provide clarity on this outstanding heritage matter at your earliest opportunity?

Kind regards,
Ellie Knowles (she/her)
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Upcoming Annual Leave: 25th July, 15th & 18th August

From: dave@mojo-architects.com <dave@mojo-architects.com>

Sent: 01 July 2025 10:36

To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Cc: info@mojo-architects.com

Subject: MOJO - Queens Road Bus Depot - LBA

You don't often get email from dave@mojo-architects.com. [Learn why this is important](#)

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Hi Ellie,

Having reviewed these comments with our client, we have the following response:

1. The scope of this application doesn't seek to expose any potentially existing glazed bricks.
2. There is no intention of removing the redundant sprinkler system pipes.
3. No brickwork repairs have been identified as part of this application. The note relating to this from the original application (that was subsequently withdrawn) was removed so that 'like-for-like' repairs could be procured and carried out without listed building consent, whilst this application was being determined due to the timescales involved.
4. Please condition these and we will supply further details as we progress the design.
5. Please condition this as there is additional design work required from an MEP consultant as we develop the design at RIBA Stage 4 to achieve building control sign off.

We trust this is acceptable, and we look forward to hearing from you soon.

Regards,
Dave

DAVID JENNINGS | Architect | Director
BA[Hons] | DipArch | ARB

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MOJO

From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>

Sent: 24 June 2025 13:25

To: info@mojo-architects.com

Subject: FAO: Sean Monaghan

Importance: High

Good afternoon Sean,

RE: 142912/LO/2025 at Bus Depot, Queens Road.

Proposal: Listed building consent for internal refurbishment of office, canteen, toilet and shower facilities and the addition of an accessible toilet and female WC and shower facilities.

Please see below a summary of comments from our Conservation Lead.

In summary the works are considered acceptable and will allow for the upgrade and continued use of these parts of the building. The scheme has been amended to remove the most harmful elements and areas of intervention are now limited and will have a minor low level of impact on the heritage asset.

Matters to address:

1. Following our site visit to look at the office fit (phase 3), we noticed the glazed tiles to the front offices and these seems to be evident in the drivers area where the applicants are proposing Office 6 (former lost property room) – see images and locations highlighted on plan below. They may also be evident in the W'C's? The notes on the drawings state that these areas are painted plaster, but from inspection the surface underneath may well be a glazed brick and like the proposed office scheme, when submitted, it would be good to try and expose some of these glazed bricks where they exist in good condition, especially in the Office area. We'll need to see a method statement and specification and trial samples for any paint removal works.







2. Existence of the sprinkler system (red/white) should be retained at high level in the spaces affected – evidenced in rooms 1, 3, 5 and 6.







3. We will need to see a specification and samples of mortar and pointing for the brickwork repairs identified. Where lime plaster is being repaired, we'll need to see a specification for this too along with a specification and methodology for any repair works. (These could all be conditioned)
4. We'll need to see a specification and samples of the proposed paint including colour and any internal fit-out and finishes, including tiling, flooring, the w.c and kitchen fit out and new materials such as the obscured film to the windows. (These could all be conditioned)
5. If there are any changes to or additional M and E / vents then we'll also need to see these - again we could condition unless they are available now to review?

As such, can you please review and respond to matters 1-5 listed above?

Kind regards,
Ellie Knowles (she/her)
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Planning Building Control and Licensing - Growth and Development Directorate
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