
Laystall St Drop in Application: 138243/FO/2023 & 138244/LO/2023

From Stuart McGrath <stuart.mcgrath@omiarchitects.com>

Date Thu 29/05/2025 15:16

To Angela Leckie <angela.leckie@manchester.gov.uk>

Cc Nick Berry <nick.berry@omiarchitects.com>

 3 attachments (1 MB)

L0315_A-PROPOSED SITE PLAN.pdf; 1383-OMI-XX-00-DR-A-A3905-P02.pdf; 1383-OMI-XX-00-DR-A-A3904-P02.pdf;

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OMI Architects

Hi Angela,

As discussed in our call earlier we are proposing some alterations to the external works between the listed building and new build residential block on the Brick Street frontage. This is in order to coordinate a number of requirements as follows:

- Acoustically insulating and visually concealing the AC condensers once removed from the wall of the listed building.
- Accommodating a dedicated, secure covered cycle storage area for 4no. cycles.
- Responding to criticism from Secured by Design on the creation of a recessed area between the listed building and new build on Brock Street as shown on the consented drawings.

Our response to these issues is an adjustment of the external works in this area as per the attached drawings A3904 and A3905. When viewed against the consented plan L0315 the adjustments can be seen as follows:

- Movement of the secure line closer to the junction with Brock Street, with a brick and a half set back from the listed building and new build lines. This is in response to Secured by Design concerns.
- Dedicated AC condenser enclosure, 3 sided at 2300mm high (as required to comply with acoustic criteria), positioned centrally against a blank section of the listed building to minimise impact on the windows to the listed building.
- Commercial refuse store positioned facing onto Brock St with a decorative steel screen and gate.
- Incorporation of a dedicated, covered cycle shelter in a secure location within the secure line of the development and concealed from view from the street.

We feel the above is a reasoned and appropriate response to the requirements and constraints set out above, and would hope that the changes can be regularised through a non-material amendment application. Should this approach be agreeable, following approval we would then submit a condition discharge application for the remaining pre-occupation conditions.

Can you review and confirm the above approach is acceptable. We will then submit the NMA. If you have any queries on this please let me know.

Kind Regards

Stuart McGrath | Associate Director

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