

RE:1/2 Avro- 142348/LO/2025

From McCann, Kelly <kmccann@deloitte.co.uk>
Date Wed 30/04/2025 10:07
To Angela Leckie <angela.leckie@manchester.gov.uk>
Cc Sankey, Izzy <isankey@deloitte.co.uk>

1 attachment (863 KB)
Z0-REF-G710-PL-GRD-0894-8015.pdf;

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Hi Angela,

Please see below, in red.

Let us know of any further queries.

Many thanks,

Kelly McCann

Pronouns: she / her / hers

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From: Angela Leckie <angela.leckie@manchester.gov.uk>

Sent: Tuesday, April 29, 2025 12:24 PM

To: McCann, Kelly <kmccann@deloitte.co.uk>

Cc: Sankey, Izzy <isankey@deloitte.co.uk>

Subject: [EXT] Re: RE:1/2 Avro- 142348/LO/2025

Hi Kelly

In respect of the impacts on Avro and the listed building will need to condition materials and details, as follows:

3. No development that is hereby approved shall commence unless and until samples and specifications of all materials including the brick and leadwork have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4. Notwithstanding the details as set out in condition 2 above prior to the commencement of the mortaring and pointing of the brickwork a sample of the proposed works to inform the final finishes shall be signed off on site and submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5. Notwithstanding the details as set out in condition 2 above prior to the commencement of the leadwork a sample of the proposed works to inform the final finishes shall be signed off on site and submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Can you let me have any comments on the above conditions by the end of this week. **Conditions agreed.**

We will need to see a sample of the leadwork as it goes in to check the quality of the finish and detailing.

A final outstanding issue - we are concerned about the close proximity of the planter as this appears to be only 50mm to 220mm away from the listed gable end. Whilst 220mm would give a gap, 50mm seems very tight and we have concerns that the close proximity could lead to damp issues as well as problems when it comes to maintaining the lower parts of the gable end. Can this be reviewed - If we are to accept the planter being so close what reassurances that there will not be any ongoing issues mentioned above.

Given the age of the Avro gable wall, there is quite significant deflections in its alignment. The range figure of 50-220mm for the offset accounts for this, taking as straight a line as possible. (Creating a planter that responds to every deflection to maintain a consistent offset will be challenging and likely result in deficiencies in the planter integrity)

The minimum distance of 50mm is intended to limit collection of litter and debris etc between the planter and gable wall, as well as minimise visibility of a gap. The base of the gap comprises a drainage board on top of a waterproof membrane, which will wrap up the face of Avro by 150mm. This is to enable the transfer of rainwater away from the gable wall and below the planter.

It is considered that a minimum of 50mm will allow air to flow between the gap.

Is it also possible to show that there is an agreement with the residents / landlords of Avro that this is acceptable for our records.

The Applicant has a Party Wall Agreement (PWA) in place with Avro. This can be accessed here:

https://wettransfer.com/downloads/90ec5e473f280a6a32bc95bd7947fbef20250430054449/592ee135d24740b4f437f63d0e366a5c20250430054509/1403e97t_exp=1746251089&t_lsId=00eb70af-e456-49b6-b7b0-00625e71214e&t_network=email&t_rid=YXV0aDB8NjFmYTU3M2ZjYjEYzTQwMDZhN2I1YTM3&t_s=download_link&t_ts=1745991909

The attached Reform drawing is referenced within the PWA, and establishes the principle of the retaining wall, the flashing into the Avro Brickwork and the planters.

The design has evolved slightly (for the better in relation to impact on Avro as we have reduced the extent of the retaining wall, pulled it away from the listed structure etc) has we have navigated the LBC process with MCC).

Once we obtain LBC approval, we will agree an addendum update to the PWA via the respective party Wall surveyors. We will also be liaising wit Avro ahead of the physical works starting so that they are aware. We are in regular dialogue with Avro.

Best Wishes
Angela

Angela Leckie
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Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave

From: McCann, Kelly <kmccann@deloitte.co.uk>
Sent: 25 April 2025 17:07
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Sankey, Izzy <isankey@deloitte.co.uk>
Subject: RE:1/2 Avro- 142348/LO/2025

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Hi Angela,

Please find attached the additional requested drawings.

Please let me know if you require any further information. Note, the Wind Note will be with you shortly.

Many thanks,

Kelly McCann

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From: McCann, Kelly
Sent: Friday, April 25, 2025 11:19 AM
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Sankey, Izzy <isankey@deloitte.co.uk>
Subject: RE: RE:1/2 Avro- 142348/LO/2025

Hi Angela,

We are due to issue a full response by the end of today.

In terms of the mortar:

We buy in a pre-blended mix direct from the supplier who carried out the sample testing.

Compatible repair preblended:

Natural Mortar / CG Tilgate / NHL3.5 is a close match in strength and texture with some variation in colour. (Biscuit sample sent by post)