

## Ellie Knowles

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**From:** Paul Mason  
**Sent:** 29 May 2025 07:14  
**To:** Ellie Knowles  
**Subject:** Re: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Hi Ellie, yes I'm happy with the wording 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

Upcoming leave 6<sup>th</sup> to 23rd June return on 24<sup>th</sup> .

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

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**From:** Ellie Knowles <Ellie.Knowles@manchester.gov.uk>  
**Sent:** 28 May 2025 15:53  
**To:** Paul Mason <paul.mason@manchester.gov.uk>  
**Subject:** FW: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Hi Paul,

The agent is chasing this condition query, I couldn't remember if we had agreed this indicative wording yet – can you please advise?

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](mailto:ellie.knowles@manchester.gov.uk)  
[www.manchester.gov.uk](http://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:**

---

**From:** Ellie Knowles  
**Sent:** 14 May 2025 14:49  
**To:** Paul Mason <paul.mason@manchester.gov.uk>  
**Subject:** FW: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Hi Paul,

Please see the agent's wording revision, are you happy to support this?

Please note this is not the final condition wording, needs reason and retention clause.

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](mailto:ellie.knowles@manchester.gov.uk)  
[www.manchester.gov.uk](http://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:**

---

**From:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>  
**Sent:** 14 May 2025 14:22  
**To:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>  
**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

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Hi Ellie,

I've just reviewed the condition with the client, and if possible, would the Council be happy with the following revised wording:

*"No internal electrical installation shall take place until final details of the proposed locations, cable tray/trunking design, cabling, and associated fixings, brackets, containment, and methodology for their installation have been submitted to and approved in writing by the LPA."*

We've suggested replacing **"services"** with **"installation"**, as this makes the wording a bit clearer.

Please let me know your thoughts, and if possible, when we might expect a decision.

Kind regards,

**Ryan Watt**  
Planner

**Turley**

Mobile: +44 7977 746 111  
Office: 028 9072 3900

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---

**From:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>

**Sent:** 14 May 2025 11:51

**To:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>

**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Thank you Ellie,

I will go back and confirm the condition with the client.

Would you also be able to advise on a timeframe to receive a decision?

Kind regards

**Ryan Watt**  
Planner

**Turley**

Mobile: +44 7977 746 111  
Office: 028 9072 3900

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---

**From:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>

**Sent:** 14 May 2025 11:09

**To:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>

**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Good morning Ryan,

Thank you, it was a welcomed break.

The pre-commencement condition concerning internal fixings can be supported on a pre-electrical installation basis. The condition shall cover the following - *No internal electrical services shall take place until final details of the proposed locations, cable tray / trunking design, cabling and associated fixings, brackets, containment and methodology for their installation is submitted to and approved in writing by the LPA.* (condition wording not yet finalised)

Highways have since confirmed the acceptability of the outward opening ENWL access door on Boyle Street, subject to its *emergency use, as well as occasional maintenance, with appropriate safety procedures in place.*

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](mailto:ellie.knowles@manchester.gov.uk)  
[www.manchester.gov.uk](http://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:

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**From:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>  
**Sent:** 08 May 2025 12:29  
**To:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>  
**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

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Hi Ellie,

I hope you're well and had a great break.

Regarding the pre-commencement condition, to help align with the client's delivery programme, would it be possible to revise the wording so that it refers to commencement of the electrical installation rather than commencement of all works? This adjustment would allow some site preparation activities to proceed in parallel, while still meeting the intent of the condition in a practical and enforceable way.

Secondly, I was reviewing our internal tracker and just wanted to check—have we had any response or agreement from Highways regarding the access door? I recall their comment mentioned doors needing to

swing inwards, but our proposed ENWL access door on Boyle Street is designed to swing outward to accommodate incoming DNO supply equipment.

Thanks in advance for your help, and I look forward to hearing from you.

Kind regards,

**Ryan Watt**  
Planner

**Turley**

Mobile: +44 7977 746 111  
Office: 028 9072 3900

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**From:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>

**Sent:** 01 May 2025 12:20

**To:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>

**Cc:** Jennifer Connor <[jennifer.connor@manchester.gov.uk](mailto:jennifer.connor@manchester.gov.uk)>; Paul Mason <[paul.mason@manchester.gov.uk](mailto:paul.mason@manchester.gov.uk)>

**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Good afternoon Ryan,

Subject to the additional information submitted 17/4/25 (attached), Conservation are satisfied with this heritage information.

As stated previously, full details of proposed fixings of cable runs (including how the runs connect to internal walling & locations/numbers of intrusions) to the internal brick depot walls will be conditioned but this will be on pre-commencement basis to any internal works.

Please note these cases (LO/FO) will be processed on my return the office before the agreed EXOT.

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](mailto:ellie.knowles@manchester.gov.uk)  
[www.manchester.gov.uk](http://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

**Annual Leave: Thursday 1<sup>st</sup> May – Monday 12<sup>th</sup> May 2025**

---

**From:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>  
**Sent:** 01 May 2025 09:59  
**To:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>  
**Cc:** Planning <[Planning@manchester.gov.uk](mailto:Planning@manchester.gov.uk)>  
**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

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Morning Ellie,

Hope your week is going well,

Just checking in to see if you received the response from Conservation?

Kind regards

**Ryan Watt**  
Planner

**Turley**

Mobile: +44 7977 746 111  
Office: 028 9072 3900

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**From:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>  
**Sent:** 28 April 2025 12:26  
**To:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>  
**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Morning Ryan,

Just seeking clarification on matters.

Should get a response back to you tomorrow.

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](mailto:ellie.knowles@manchester.gov.uk)  
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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

**Annual Leave: Thursday 1<sup>st</sup> May – Monday 12<sup>th</sup> May 2025**

---

**From:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>  
**Sent:** 28 April 2025 09:09  
**To:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>  
**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

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Morning Ellie,

I hope you are well and had a good Easter.

I just wanted to follow up to see if Conservation has responded to the recently submitted information. We hope they now have everything needed to sign off on their response with all concerns closed out and enable you to conclude the application positively.

Do let us know if anything else is required.

Kind regards,

**Ryan Watt**  
Planner

**Turley**

Mobile: +44 7977 746 111  
Office: 028 9072 3900

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---

**From:** Ryan Watt  
**Sent:** 17 April 2025 13:32

**To:** 'Ellie Knowles' <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>

**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Hi Ellie,

I hope you're well.

I'm happy to agree to the extension of time.

Please find attached the revised scale drawing for the cable runs, which includes adjustments to avoid the windows on the west wall. I've also included details of the proposed fixings (cable ladder and Unistrut examples).

It's also important to note that all gantries, ladders, and Unistruts will be galvanised. Ladders will be cleated but not covered, except where they are at ground level.

I've reattached the Historic Timeline and would draw your attention particularly to pages 12–14. These provide approximate dates for the W/C, the stores along the eastern wall, and the chassis wash/wheel cleaning bay. These are modern additions associated with the building's adaptation as a bus depot and are of limited historic interest. As outlined in the Heritage Statement, the removal of these features to support the continued modernisation of the listed building would help sustain its significance as an early 20th-century former tram shed.

I hope this information helps address and close out any remaining conservation concerns.

Kind regards,

---

**From:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>

**Sent:** 17 April 2025 13:18

**To:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>

**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Good afternoon Ryan,

In light of the outstanding heritage information previously detailed in my email dated 11/4/25, can we please agree an EXOT for both LO and FO applications until 13/06/25?

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](mailto:ellie.knowles@manchester.gov.uk)

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

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---

**From:** Ellie Knowles  
**Sent:** 11 April 2025 16:59  
**To:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>  
**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Good afternoon Ryan,

Thank you for these details, they were reviewed following Mondays visit.

Following the visit, I've listed the following outstanding heritage matters:

- Review heritage statement (address partitions heritage value) – Can more detail on their significance and also relevant extracts from the historic plans with the dates please be provided? *Lucy on site went into more detail about finding original depot plans and later mid-century plans which would help provide as an evidence base for these being later and of less or no heritage value – as stated in the HS.*
- Scaled plans showing details of cabling/tiered trays along internal elevations – design/ scale/ quantity/ position (window treatment)
- Details of proposed fixings to the internal brick depot walls – this can be conditioned but will be precommencement to any internal works.

Happy to discuss these further if required next week.

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](mailto:ellie.knowles@manchester.gov.uk)  
[www.manchester.gov.uk](http://www.manchester.gov.uk)

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

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---

**From:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>  
**Sent:** 07 April 2025 10:59  
**To:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>  
**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

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Thanks Ellie,

Just a provisional response ahead of the site visit with some clarity to conservation comments in which we understand the importance of minimising the visual impact. It is important to reiterate that the site remains a

live, operational bus depot. As such, the interior retains a highly functional character, with many services and features already exposed. Additionally, it is worth noting that the building was originally constructed as a tram shed, which historically included high-level cabling as part of its original design and function.

With regard to cable volume, we would like to clarify that the quantity specified is the minimum required for the scale of this installation. The design has been optimised to be as efficient as possible while meeting operational needs.

The exact details of the wall-mounted fixings are still under development. These will be designed and tested by the installer to ensure both structural integrity and minimal visual disruption. As such, the currently indicated wall-mounted tray positions are indicative only, though they have been drawn to scale.

To reduce visual impact, we are actively exploring a high-level tiered tray system, which would help to minimise visibility. Initial concepts have been developed and are attached for your reference. However, please note that this solution is still under consideration and has not yet been finalised.

All gantries and cable ladders will be finished in full galvanised steel. At low level, cables will be housed within covered ladders, while high-level cables will be strapped to the ladders as they are fully armoured.

Finally, we can confirm that no cable trays or ladders will be installed across windows.

We hope this provides some clarity, the client will be available on site to answer any further questions.

Kind regards

**Ryan Watt**  
Planner

**Turley**

Mobile: +44 7977 746 111  
Office: 028 9072 3900

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---

**From:** Ellie Knowles [Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)

**Sent:** 07 April 2025 10:43

**To:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>

**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Hi Ryan,

Thanks for this update on PPE.

We will still be attending at 11:30 today.

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](mailto:ellie.knowles@manchester.gov.uk)  
[www.manchester.gov.uk](http://www.manchester.gov.uk)

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

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---

**From:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>  
**Sent:** 01 April 2025 14:11  
**To:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>  
**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

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Hi Ellie,

Monday and the time below suit. Lucy from the previous site visit and the Customer will be present at the site to accompany you around.

A reminder also that suitable footwear and a vest of jacket Hi vis will be required.

Kind regards

**Ryan Watt**  
Planner

**Turley**

Mobile: +44 7977 746 111  
Office: 028 9072 3900

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---

**From:** Ellie Knowles <[Ellie.Knowles@manchester.gov.uk](mailto:Ellie.Knowles@manchester.gov.uk)>  
**Sent:** 01 April 2025 12:47  
**To:** Ryan Watt <[ryan.watt@turley.co.uk](mailto:ryan.watt@turley.co.uk)>  
**Subject:** RE: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Hi Ryan,

Paul (Conservation Team lead) and I can attend the site 11:30-12:25, Monday 7<sup>th</sup> April.

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](mailto:ellie.knowles@manchester.gov.uk)  
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