

Emily Booth

From: Paula Burbicka
Sent: 16 December 2024 15:32
To: Emily Booth
Subject: FW: Planning application CDN/24/1133 consultation - 17 - 23 St Ann's Square
Attachments: ufm43_Consultation_-_Condition_discharge.pdf

Dear Emily,

Please find comments below.

Shopfront

As per the wording of the condition, larger scale drawings are required in support of the discharge of the condition. As discussed during the application stage, the joinery detailing/profile of the whole frame and its constituent elements needs to match the joinery detail of the windows above (see below). The sections are submitted on drawing no. 1357.P.04.200 – E shows a square and flat frame with no joinery profile, and thus cannot be supported, failing to match the profile of the windows above and the existing shopfront frame.

Please also confirm the depth of the proposed shopfront as compared to existing. This is not clear on sections submitted on drawing no. 1357.P.04.200-E, which do not show existing reveal and its profile (see below).





The indicative signage affixed to glazing as presented on the same drawing cannot be supported. As discussed during application stage, signage should be located internally – affixed to the ceiling or attached to the shutter bulkhead. Please amend as required.

Please confirm RAL finish.

Shutter

The proposed standard shutters cannot be supported. These are of an overtly solid design and appearance, with substantial solid base. An open grille design maximising visibility into the shopfront is required in this highly significant and important location within the frontage of a Grade II listed building, within a conservation area and in the immediate setting of the Grade I listed St Ann's Church.

Please amend the proposed specifications and submitted detail as required. The detailed drawings of the shutter must relate to the proposed position and junction detail as per drawing no. 1357.P.04.201-D, and the bulkhead should be the minimum required (as per the former discussion during application stage). Below are examples of open shutters that could be supported.



The proposed fire exits fronting onto Half Moon Street

The proposed doors to Half Moon Street illustrated on drawings no. 1357.P.04.300 and 1357.P.04.301 are of a standard design and would not take the opportunity to better reveal the significance of and restore the external appearance of the rear elevation of the Grade II listed building under consideration and to enhance the appearance of the conservation area and local amenity. However, these match (in design and finish) the existing modern interventions in place currently, and thus will not cause further harm to the building as a designated heritage asset. On that basis, there are no objections to the proposed new doors as proposed and detailed on drawings no. 1357.P.04.300 and 1357.P.04.301 on heritage grounds. We advise that these are covered in anti-graffiti paintwork/coating, to avoid vandalism, which is an ongoing issue in this location.

Best,

Paula Burbicka (she/her)
Career Graded Planning Officer (Heritage and Urban Design)
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

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Phone: 0161 219 2849

Please note that Monday are a non-working day for me as long as this note remains on my emails.

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

-----Original Message-----

From: planning@manchester.gov.uk <planning@manchester.gov.uk>
Sent: 12 December 2024 11:39
To: Paul Mason <paul.mason@manchester.gov.uk>; Paula Burbicka <Paula.Burbicka@manchester.gov.uk>; Linda Marciniak <linda.marciniak@manchester.gov.uk>; Lorraine Ward <lorraine.ward@manchester.gov.uk>; Jackie Whelan <Jackie.Whelan@manchester.gov.uk>
Subject: Planning application CDN/24/1133 consultation - 17 - 23 St Ann's Square

Please see attached consultation letter for application CDN/24/1133.

Regards,
Information, Delivery & Support Team,
Planning, Building Control & Licensing,
Manchester City Council, P O Box 532, Manchester M60 2LA

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