

Ellie Knowles

From: Paul Mason
Sent: 22 April 2025 13:52
To: Ellie Knowles
Subject: Re: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Hi Ellie,

The amended drawings look a lot better thanks and the timeline does show the partition screens to be later so I'm happier for them to be removed where necessary.

Kind regards,

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: 22 April 2025 13:42
To: Paul Mason <paul.mason@manchester.gov.uk>
Subject: FW: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Good afternoon Paul,

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

Please see the agent's response.

- The attached historic timeline contains more information about internal additions.
- Revised internal elevations P04.
- Details of fixings not shown by scaled plans (outstanding).

Can UDC please provide a response to this additional information?

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.

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From: Ryan Watt <ryan.watt@turley.co.uk>
Sent: 17 April 2025 13:33
To: Ellie Knowles <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.

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,

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>

Sent: 17 April 2025 13:18

To: Ryan Watt <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

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From: Ellie Knowles

Sent: 11 April 2025 16:59

To: Ryan Watt <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
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From: Ryan Watt <ryan.watt@turley.co.uk>
Sent: 07 April 2025 10:59
To: Ellie Knowles <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

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Office: 028 9072 3900

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From: Ellie Knowles Ellie.Knowles@manchester.gov.uk
Sent: 07 April 2025 10:43
To: Ryan Watt <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

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From: Ryan Watt <ryan.watt@turley.co.uk>
Sent: 01 April 2025 14:11
To: Ellie Knowles <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

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

Sent: 01 April 2025 12:47

To: Ryan Watt <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 7th April.

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