

Ellie Knowles

From: Paul Mason
Sent: 08 April 2025 07:43
To: Ellie Knowles
Subject: Re: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Hi Ellie,

Thanks for the email, you're right we wouldn't have seen this before we met.

I think the bullet points cover everything and the impact of the cabling and trays does need to be conditioned if we don't have the detail now.

In respect of the partitions, i've read the original heritage statement submitted with the application but on site (if I recall) Lucy went into more detail about finding original plans and later plans which would help provide as an evidence base for these being later and of less or no heritage value. Can we please ask for more detail on their significance and also relevant extracts from the historic plans with the dates please.

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: 07 April 2025 13:45
To: Paul Mason <paul.mason@manchester.gov.uk>
Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk>; Des Jones <des.jones@manchester.gov.uk>
Subject: FW: 141935/LO/2025 & 141934/FO/2025 - Queen's Road Depot

Hi Paul,

Please see the response below from Turley (sent 10am) hence why we could not confirm receipt of this on site with Lucy (WMD)!

Following the visit, I've listed the following outstanding matters: Can you think of any more?

- Review heritage statement (partitions heritage value) - do you we need more info from them?

- Details of cabling/tiered trays along internal elevations – design/ scale/ quantity/ position (window treatment)
- Details of fixings to the internal brick depot walls

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: 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

Mobile: +44 7977 746 111
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

Tel: 0161 219 6633

Email: 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

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

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

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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
Manchester City Council

Tel: 0161 219 6633
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