
Fwd: 22101 Chatham Mill, Chester St - Updated planning info

From shahid baig <shahidabaig@gmail.com>

Date Tue 12/3/2024 3:49 PM

To Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>; John Dickinson <johndickinson@email-idc.co.uk>; LIU RAN <bill84126@hotmail.com>; No.8 manchester Restaurant <no8manchester@163.com>; panda1992@msn.com <panda1992@msn.com>; Amun Qureshi <amunsqureshi@gmail.com>

 26 attachments (18 MB)

22101(12) 2024 09 05 Schedule of Works v2.0.pdf; 22101(12) 2023 07 05 Extraction Strategy v2.0.pdf; 22101 - Appendix E Waste Management Strategy v7.pdf; 22101(09) 11199_8 Chester St, Mcr_BNIA Noise report John Braiden.pdf; 22101(12) 2024 09 19 Crime Impact Statement v 1.0.pdf; 22101_12_ 2024 09 05 Construction Waste Management Plan.pdf; 22101-101.pdf; 22101-102.pdf; 22101_12_ 2023 06 26 Design and Access Statement incorporating Heritage Statement v4.pdf; 22101-104 rev A.pdf; 22101-103 rev B.pdf; 22101-105 rev A.pdf; 22101-106 rev G.pdf; 22101-107 rev B.pdf; 22101_12_ 2023 07 05 Waste management strategy Rev A.pdf; 22101-109 rev B.pdf; 22101-110 Rev B.pdf; 22101-BP.pdf; 22101-108 rev B.pdf; 288656 LIC no 3.pdf; 288656 LIC SUM no 2.pdf; 22101-LP.pdf; Commercial Kitchen Extraction Hood.pdf; Premises Licence No 1.pdf; Loss Of Office space letter.pdf; 22101-112 Rev A.pdf;

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Hi Max,

Further to our discussions and recent correspondence we were pleased to be able to discuss the proposals in more detail and explain that the proposal has simplicity at its core.

The works substantially involve the taking out of partitioning and cladding to original cast iron structural members which inherently takes the building back to its original visual form.

The building is 200 years old and consists of a cast iron frame, timber floors and masonry walls. The upper floor has been subject to a similar scheme in recent years however, there are substantially more internal partitions incorporated in that floor than are proposed with this scheme.

We trust that the above coupled with the extensive and detailed design process we have undertaken with yourselves will result in a speedy positive outcome.

Accordingly, we have updated the application information and can therefore confirm the following

Ref Application 136996/FO/2023 (numbering as per letter dated 12 November 2024)

1) Please find attached a document titled 'Loss Of Office space letter' that provides the statement for the loss of office space. This is the information previously agreed with yourselves.

We have not incorporated this into the Design and Access Statement as it is a stand alone document and trust this meets your requirements.

2) Reference to bollards has been removed from the application and updated documents are attached as noted below.

- We have attached a block plan ref 22101-BP

Please see updated drawing ref 22101-109 Rev B which indicates the extraction and ventilation flues.

3) The heritage statement contained with the Design and Access statement incorporating Heritage Statement has been updated to v4.0 with updated NPPF references and the impacts of the works indicated.

Please note that the works proposed have been extensively discussed and amended as part of the discussion process and are all in line with the final scheme that was agreed. The works while simple in nature have a substantially positive effect on the heritage asset. The floor is currently occupied by cellular offices with exposed services ceiling mounted in a central corridor. The works proposed include the stripping out of most of these partitions and removal of cladding to the cast iron columns and beams. This substantially restores the floor back to its original state in the 1820's. Services will be exposed at the ceiling as per the upper floor solution.

4) We have attached copies of the licenses for your information and trust these will not form part of the public documentation.

These indicate proposed opening times of;

Sun - Thu 12.00noon - 2.00am

Fri and Sat 12.00noon - 4.00am

5) Extraction Strategy. Please see updated drawing ref 22101-109 Rev B which indicates the extraction and ventilation flues. Any smells / cooking odours will be dealt with via Baffle Filters.

6) As the building is grade 2 listed no new external signage is proposed.

Ref Application 136997/LO/2023 (numbering as per letter dated 12 November 2024)

1) The heritage statement contained with the Design and Access statement incorporating Heritage Statement has been updated to v4.0 with updated NPPF references and the impacts of the works indicated.

Please note that the works proposed have been extensively discussed and amended as part of the discussion process and are all in line with the final scheme that was agreed. The works while simple in nature have a substantially positive effect on the heritage asset. The floor is currently occupied by cellular offices with exposed services ceiling mounted in a central corridor. The works proposed include the stripping out of most of these partitions and removal of cladding to the cast iron columns and beams. This substantially restores the floor back to its original state in the 1820's. Services will be exposed at the ceiling as per the upper floor solution.

2) Reference to bollards has been removed from the application and updated documents are attached as referenced below.

- We have attached a block plan ref 22101-BP

- Please see updated drawing ref 22101-109 Rev B which indicates the extraction and ventilation flues. Any smells / cooking odours will be dealt with via Baffle Filters. Drawing 22101 109 Rev B indicates the proposed rear elevation and the extract flue.

3) Please see the attached detailed schedule of works and drawings that show ceiling and floor plans, M&E strategy and the demolition / stripping out works.

For clarity and ease, we have attached all the submission documents noted above and all other relevant submission documents.

Regards

John

John Dickinson

Director

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