
RE: Application ref no 140118/FO/2024- 28-30 Oldham Street

From Paula Burbicka <Paula.Burbicka@manchester.gov.uk>

Date Thu 10/10/2024 11:24

To Angela Leckie <angela.leckie@manchester.gov.uk>

Dear Angela,

Thank you for forwarding the attached.

I can confirm that all the submitted drawings and information are acceptable.

Notwithstanding the additional information submitted, I advise that the following conditions are attached to the PP:

- Samples of replacement brickwork, glazing and pointing.
- Full and final joinery details of replacement window. Any full joinery replacement must be justified and supported by evidence (joinery assessment/photographic survey).

Best,

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

Email: paula.burbicka@manchester.gov.uk

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

From: Angela Leckie <angela.leckie@manchester.gov.uk>

Sent: Tuesday, October 8, 2024 12:00 PM

To: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>

Subject: Fw: Application ref no 140118/FO/2024- 28-30 Oldham Street

Hi Paula

See attached and bottom below for your further comments.

I have responded in red to these comments from Lee

I have organised a meeting with the contractor to work through the additional information required, with a view to submitting this to you by COP end of next week. I will keep you updated on timescales if this isn't achievable for whatever reason.

Where samples are referred – do these need to be physical samples or would a sample photograph sheet suffice? If the former can you let me know where these are to be sent or how you wish to review them. I'm conscious of posting glass samples. - These generally have to be physical samples and I would suggest that we deal with this as a pre-commencement condition

Where external lighting and MEP service installations are referred – no MEP services will be installed on the Oldham Street façade but in replacement like for like positions on the rear Spear St elevation. Can you confirm the type of information required for this i.e. existing and proposed Spear St elevation, condenser product data sheets etc.- It has not been made clear previously that works are proposed on the Spear Street elevation . If this is like for like replacement then we need existing and proposed dwgs to come to an initial view on whether these works can be included in this application although generally we would be looking for an upgrade / improvements to this elevation also in line with the approach on Oldham Street. I cannot find any record of an approval for the air conditioning units to the rear and generally we would not support these on an external elevation in the current manner - there is a need to regularise these and consider alternative locations and I feel at this stage that those works and potentially wider works to Spear Street will have to be considered under a separate planning application as no details they have not been included in the current submission.

Also for consideration I had this back on 18/09

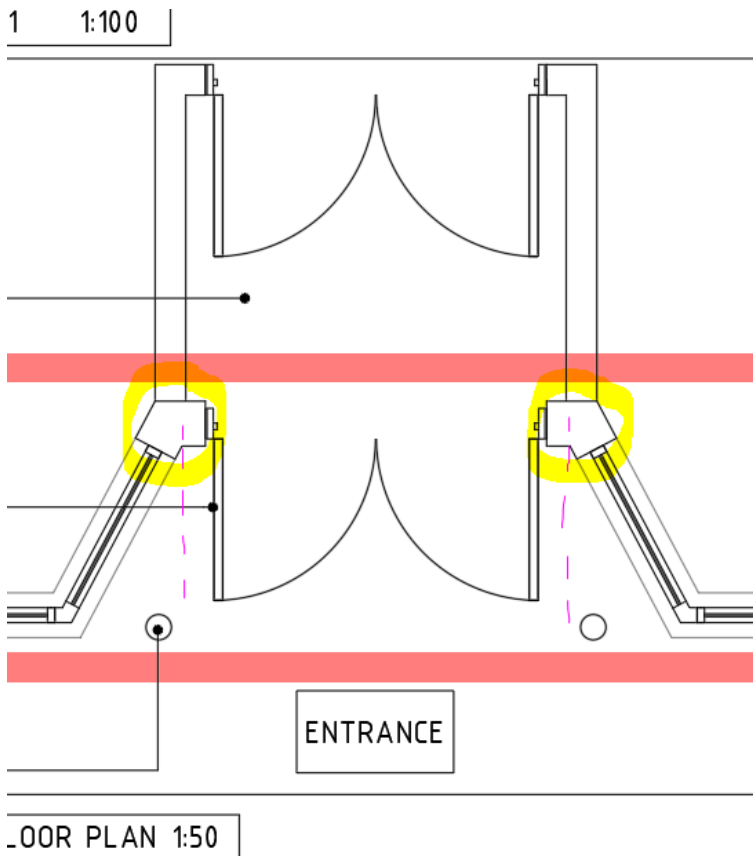
Morning Angela

Apologies I should've provided some commentary following the resubmission of the updated drawings.

SK007 – is now superseded and can be omitted. Refer to SK005 for GA sections.

SK006 – is now superseded and can be omitted. Given the additional work required for the revised drawings and existing aesthetic of the upper façade I decided not to proceed with the production of a revised coloured elevation. Please let me know if this is required and / or detriment to the outcome of the application and I shall programme time in to produce the revised coloured elevation.

SK004 – the areas circled in red will in fact be solid external wall elements for the double entrance doors and internal lobby junctions as highlighted on the below plan. Right however insofar as there is a line missing denoting the change in angle towards the street. I shall update this and re-issue to you.



Angela Leckie

Principal Planner
 Development Management Central Core
 Planning Building Control and Licensing - Growth and Development
 Manchester City Council,

Tel (External) 0161 234 4651

Tel (Internal) 34651

email angela.leckie@manchester.gov.uk

www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave

From: Lee Moss <archonic-projects@outlook.com>

Sent: 07 October 2024 09:26

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: RE: Application ref no 140118/FO/2024- 28-30 Oldham Street

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Morning Angela

I hope you are well and had a nice break.

Regarding the additional information required and your email 17 September, please find attached the following:

- OLDST-ARC-XX-XX-DR-A-SK004-S2-P3_ExistingandProposedElevations – Updates comprise:
 - Entrance door fanlight transom depth increased following production of detailed shopfront sections.
 - Flanking entrance door wall elements updated (as referred and circled in red in email below 17 September).
 - Annotation / detail added regarding shopfront finishes and RAL colours where applicable.
 - Existing circular entrance columns.
 - Flanking pilasters.
 - Lower and upper fascia's.
 - Replacement joinery to upper Oldham St window frames.
 - Timber shopfront 'light fast wood stain' product detail added.
 - Annotation / detail added regarding upper elevation window frames.
 - Annotation / detail added regarding external lighting.
- OLDST-ARC-XX-XX-DR-A-SK008-S2-P1_ShopfrontJoineryDetails – new drawing to address additional information as requested.
- OLDST-ARC-XX-XX-SP-A-SP002-S2-P1_SupportingAdditionalInformation – new document detailing all above items together with confirmation of MEP service installations to Oldham St and Spear St elevations.

I trust the information sufficiently addresses LPA outstanding information requirements and I look forward to any comments together with responses on my queries below 18/19 September for me to coordinate any loose drawings and documents.

Many Thanks

Lee



Lee Moss ARB RIBA
07545 325 469

From: Lee Moss <archonic-projects@outlook.com>

Sent: 19 September 2024 10:23

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: RE: Application ref no 140118/FO/2024- 28-30 Oldham Street

Hi Angela

Sorry I was supposed to respond back yesterday re: dealing with additional information.

I have organised a meeting with the contractor to work through the additional information required, with a view to submitting this to you by COP end of next week. I will keep you updated on timescales if this isn't achievable for whatever reason.

Where samples are referred – do these need to be physical samples or would a sample photograph sheet suffice? If the former can you let me know where these are to be sent or how you wish to review them. I'm conscious of posting glass samples.

Where external lighting and MEP service installations are referred – no MEP services will be installed on the Oldham Street façade but in replacement like for like positions on the rear Spear St elevation. Can you confirm the type of information required for this i.e. existing and proposed Spear St elevation, condenser product data sheets etc.

Can I also have your comments on the initial points on discrepancies between superseded and updated drawings so I can programme in any additional drawing work required.

Many Thanks
Lee



Lee Moss ARB RIBA
07545 325 469

From: Lee Moss <archonic-projects@outlook.com>

Sent: 18 September 2024 09:31

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: RE: Application ref no 140118/FO/2024- 28-30 Oldham Street

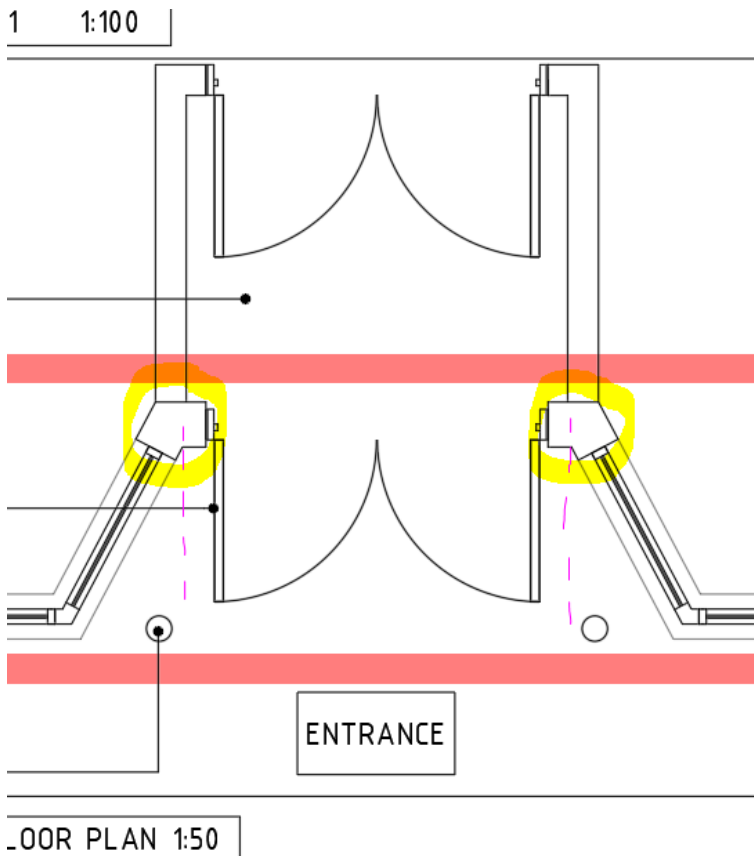
Morning Angela

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SK006 – is now superseded and can be omitted. Given the additional work required for the revised drawings and existing aesthetic of the upper façade I decided not to proceed with the production of a revised coloured elevation. Please let me know if this is required and / or detriment to the outcome of the application and I shall programme time in to produce the revised coloured elevation.

SK004 – the areas circled in red will in fact be solid external wall elements for the double entrance doors and internal lobby junctions as highlighted on the below plan. Right however insofar as there is a line missing denoting the change in angle towards the street. I shall update this and re-issue to you.



Regarding the additional information required – I will liaise with the client and contractor and confirm to you later today. My view in principle is that this is provided to you as part of the application, however will need some time to produce, obtain and collate.

Many Thanks
Lee

archonic

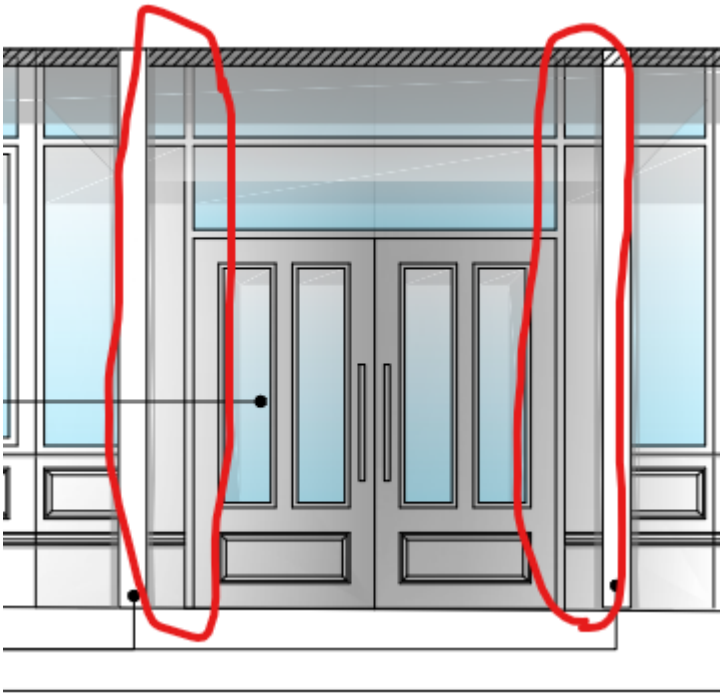
Lee Moss ARB RIBA
07545 325469

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 17 September 2024 10:38
To: Lee Moss <archonic-projects@outlook.com>
Subject: Application ref no 140118/FO/2024- 28-30 Oldham Street

Hi Lee

Further to our previous discussions on the above and your submission of the amended dwgs. For consistency there are a couple of dwgs which need to be updated to reflect the current scheme.

- OLDST-ARC-XX-XX-DR-A-SK007-S2-P1_Existing&Proposed GA Sections – shows the former version of the proposals, since revised;
 OLDST-ARC-XX-XX-DR-A-SK006-S2-P1_ProposedColoured Elevation – as per comments above
 Revision / Status: P1 S2 – describes former scheme/design (as per comments above)
- Drawing no. OLDST-ARC-XX-XX-DR-A-SK004-S2-P2_Existing&Proposed Elevation - for the avoidance of doubt, please amend the elevation drawing to show the return lights to canted entrance (see below)



The following additional information should be submitted as part of the application or would need to be secured by a condition:

- Full and final details shopfront joinery, including complete cross-sections (scale 1:10/1:20 or similar) showing proposed doors, stallriser, windows and fanlights.
- RAL finish of shopfront (drawing no. OLDST-ARC-XX-XX-DR-A-SK004-S2-P2_Existing&Proposed Elevations outlines the finish of some but not all features) and windows to upper elevation.
- Full and final details/samples of replacement brickwork, glazing and repointing.
- Full and final joinery details of any replacement joinery to upper elevations (if any).
- Full and final details of external lighting and any additional MEP services and associated installations, including louvres.

Can you confirm how you would like to proceed in terms of these above items

Best Wishes

Angela

Angela Leckie
Principle Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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email angela.leckie@manchester.gov.uk
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Upcoming Leave

19th Sept to 8th October

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