
FW: Planning application 140118/FO/2024 consultation - 28 - 30 Oldham Street

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

Date Thu 12/09/2024 13:59

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

 1 attachments (94 KB)

ufm18_Standard_consultation.pdf;

Dear Angela,

Had a look at the submitted documents, and some need to be withdrawn and/or amended. This includes:

- OLDST-ARC-XX-XX-DR-A-SK007-S2-P1_Existing&Proposed GA Sections – shows the former version of the proposals, since revised; the shopfront design not supported on heritage and design grounds [as discussed at pre-application stage]
- OLDST-ARC-XX-XX-DR-A-SK006-S2-P1_ProposedColoured Elevation – as per comments above
- Heritage Statement Revision / Status: P1 S2 – presents former scheme/design (as per comments above)
- Revision / Status: P1 S2 – describes ormer 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)



Otherwise, I offer the following comments.

The building under consideration is located within Smithfield Conservation Area

The proposed works are for external alterations, repairs and reinstatement works to 28-30 Oldham Street, to facilitate it being brought back into commercial use.

The proposal is supported, with an overall positive impact on the character and streetscene of Smithfield Conservation Area. The special significance of the designated asset will be enhanced, meeting the objectives of Policies EN3 and CC9 of the Core Strategy, Policy JP-P2 of the Places for Everyone, saved UDP Policy 18.1 and the guidance within Section 16 of the NPPF. The proposed new shopfront would be an attractive and sympathetic addition to its context, enhance local character and take opportunities to uplift the area, as per Policies CC9, SP1 and EN1 of the Core Strategy, Policy JP-P1 of the Places for Everyone and the guidance within Section 12 of the NPPF.

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.

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

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: Tuesday, September 3, 2024 10:50 AM
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 140118/FO/2024 consultation - 28 - 30 Oldham Street

Please see attached consultation letter for application 140118/FO/2024.

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

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at:

[https://eur03.safelinks.protection.outlook.com/?](https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CPaula.Burbicka%40manchester.gov.uk%7C5c4e46640feb44eaa5c808dccbfd6ab%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638609538295738694%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=U%2FZ3i0Hlj3Ws2fvzwmj5HccBtevVOqv8flbTbTDoiE%3D&reserved=0)

[url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CPaula.Burbicka%40manchester.gov.uk%7C5c4e46640feb44eaa5c808dccbfd6ab%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638609538295738694%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=U%2FZ3i0Hlj3Ws2fvzwmj5HccBtevVOqv8flbTbTDoiE%3D&reserved=0](https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CPaula.Burbicka%40manchester.gov.uk%7C5c4e46640feb44eaa5c808dccbfd6ab%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638609538295738694%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=U%2FZ3i0Hlj3Ws2fvzwmj5HccBtevVOqv8flbTbTDoiE%3D&reserved=0)

[url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CPaula.Burbicka%40manchester.gov.uk%7C5c4e46640feb44eaa5c808dccbfd6ab%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638609538295738694%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=U%2FZ3i0Hlj3Ws2fvzwmj5HccBtevVOqv8flbTbTDoiE%3D&reserved=0](https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Femaildisclaimer&data=05%7C02%7CPaula.Burbicka%40manchester.gov.uk%7C5c4e46640feb44eaa5c808dccbfd6ab%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638609538295738694%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=U%2FZ3i0Hlj3Ws2fvzwmj5HccBtevVOqv8flbTbTDoiE%3D&reserved=0)

Your personal data is very important to us. Please refer to our privacy notice at:

[https://eur03.safelinks.protection.outlook.com/?](https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CPaula.Burbicka%40manchester.gov.uk%7C5c4e46640feb44eaa5c808dccbfd6ab%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638609538295738694%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=U%2FZ3i0Hlj3Ws2fvzwmj5HccBtevVOqv8flbTbTDoiE%3D&reserved=0)

[url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CPaula.Burbicka%40manchester.gov.uk%7C5c4e46640feb44eaa5c808dccbfd6ab%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638609538295738694%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=U%2FZ3i0Hlj3Ws2fvzwmj5HccBtevVOqv8flbTbTDoiE%3D&reserved=0](https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CPaula.Burbicka%40manchester.gov.uk%7C5c4e46640feb44eaa5c808dccbfd6ab%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638609538295738694%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=U%2FZ3i0Hlj3Ws2fvzwmj5HccBtevVOqv8flbTbTDoiE%3D&reserved=0)

[url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CPaula.Burbicka%40manchester.gov.uk%7C5c4e46640feb44eaa5c808dccbfd6ab%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638609538295738694%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=U%2FZ3i0Hlj3Ws2fvzwmj5HccBtevVOqv8flbTbTDoiE%3D&reserved=0](https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CPaula.Burbicka%40manchester.gov.uk%7C5c4e46640feb44eaa5c808dccbfd6ab%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638609538295738694%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=U%2FZ3i0Hlj3Ws2fvzwmj5HccBtevVOqv8flbTbTDoiE%3D&reserved=0)

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
