

**Dave Tye**

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 21 October 2021 16:57  
**To:** Paul Mason  
**Cc:** Nick Caunter  
**Subject:** 1950. Wythenshawe Bus Garage  
**Attachments:** 1950 Repair Investigation.pdf; 1950 DRAFT Study.pdf

Good afternoon Paul,

Further to our visit to site on 8<sup>th</sup> October I am attaching a proposal appertaining to opening up works ahead of any repair works being undertaken. Hopefully this is in line with the understanding reached at our meeting. Could you confirm that this is acceptable? Once we are in agreement, we will produce a tender document for the opening-up work and I will forward a copy to you at that time.

I am also forwarding a draft document produced by Atelier Heritage. This will, eventually, be turned into a document for our client to consider his options and then to support any applications at a future date. This document is for reference at this stage but we would welcome any comment.

Kind regards,  
Ray

Ref1950

Ray Makin  
RIBA, ARB, ACA  
Chairman



**Atelier MB**  
Urban Architects

Atelier MB Ltd.  
Suite 1A Amazon House, Brazil Street, Manchester M1 3PJ  
[www.ateliermb.co.uk](http://www.ateliermb.co.uk)  
T: 0161 236 0051  
M: 07739 865 210  
DD: 0161 233 1698  
@ateliermb

Atelier MB Ltd, Registered Number: 08705242

**NOTES FOR ELECTRONIC DRAWING DATA**

Electronic data does not constitute contract documentation unless issued with an electronic issue sheet  
Files without issue sheets are only current on date of issue. Updates will occur.

**Dave Tye**

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 09 February 2022 10:58  
**To:** Paul Mason  
**Cc:** Laura Jessup  
**Subject:** 1950 WYTHENSHAW BUS GARAGE  
**Attachments:** WYTHENSHAW BUS GARAGE Investigation.docx

Good morning Paul,

You will recall that we discussed the investigative works for the above and I attach the proposed method statement for your comment. This needs to be read alongside or original Historical Assessment document already issued to you. As we have been in contact with Historic England on a variety of matters I have given a copy to Marie Smallwood and she thinks it is suitable. I would appreciate your thoughts as soon as you are able. As spring approaches I would like to get this investigative work under way.

The owner is requesting an estimate of recovering costs so that he can make provision in his running costs.

Kind regards,  
Ray

Ref1950

Ray Makin  
RIBA, ARB, ACA  
Chairman



**Atelier MB**  
Urban Architects

Atelier MB Ltd.  
Suite 1A Amazon House, Brazil Street, Manchester M1 3PJ  
[www.ateliermb.co.uk](http://www.ateliermb.co.uk)  
T: 0161 236 0051  
M: 07739 865 210  
DD: 0161 233 1698  
@ateliermb

Atelier MB Ltd, Registered Number: 08705242

**NOTES FOR ELECTRONIC DRAWING DATA**

Electronic data does not constitute contract documentation unless issued with an electronic issue sheet  
Files without issue sheets are only current on date of issue. Updates will occur.

**Dave Tye**

---

**From:** Andrew Burns <andrew.burns@ateliermb.co.uk>  
**Sent:** 25 October 2022 08:04  
**To:** david.lawless@manchester.gov.uk; Paul Mason  
**Cc:** 1950 WYTHENSHAW BUS GARAGE; Nick Caunter  
**Subject:** Former Bus Garage - Minutes of recent pre-app meeting.  
**Attachments:** 1950 informal pre app meeting.pdf; -93.pdf

Ref1950

Hi David

I enclose a record of our recent meeting at the town hall.

In answer to your question regarding the current numbers we are informed that this is currently 2050 cars.

We await your response and a proposed validation list for the application.

Regards

Andrew Burns  
RIBA, ARB  
Director

**Please note our new address below.**



**Atelier MB**  
Urban Architects

Proud winners of BCO national award 2020 for Couchbase 1a Tariff Street, Manchester.

Atelier MB Ltd.

**Please note our new address:**

Suite 2A Amazon House, Brazil Street, Manchester M1 3PJ

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051

M 07739 865 524

DD 0161 233 1691

@ateliermb

Atelier MB Ltd, Registered Number: 08705242

Andrew Burns



**Atelier MB**  
Urban Architects

## Record of Meeting

|                        |                                                    |
|------------------------|----------------------------------------------------|
| <b>Objective/title</b> | <b>Pre-app discussion with Planning Department</b> |
| <b>Date of Meeting</b> | 20 oct 2022                                        |
| <b>Time of Meeting</b> | 14:00                                              |
| <b>Venue</b>           | Town Hall                                          |

Project: Wythenshawe Bus Garage  
 Project Ref: 1950  
 Date Printed:

| Name         | Company                                 | Attended | Issued |
|--------------|-----------------------------------------|----------|--------|
| Dave Lawless | Manchester City Council – planning      | x        | x      |
| Paul Mason   | Manchester City Council – Conservation. | x        | x      |
| Ray Makin    | Consultant to Atelier MB                | x        | x      |
| Andrew Burns | Atelier MB                              | x        | x      |
| Nick Caunter | APH                                     |          | x      |
| Mark Hannan  | APH                                     |          | x      |

| Item No    | Summary                                                                                                                                                                                                                                                                                                                                                                                | Action by | Date by |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------|
| <b>1.0</b> | <b>General</b>                                                                                                                                                                                                                                                                                                                                                                         |           |         |
| 1.1        | The meeting was held to introduce proposals for the refurbishment of the Grade 2* listed bus garage as well as present newbuild schemes to MCC and invite comments and observations prior to a formal application.                                                                                                                                                                     |           |         |
| 1.2        | The brief history and future direction of the client, APH, was discussed and this will be more fully outlined in the design and access statement that will accompany the application. Briefly the company is moving to a more sustainable business model with electric busses and increased electric charge points and this will be reflected in the design of any future development. |           |         |
| 1.3        | The high level of customer satisfaction rating was noted, as was the "Trusted Partnership" relationship.                                                                                                                                                                                                                                                                               |           |         |
| 1.4        | AtMB presented site analysis information.                                                                                                                                                                                                                                                                                                                                              |           |         |



**2.0**

**Former Bus Garage (astradome)**

**2.1**

RM presented the historical information that had been gathered on the former bus garage so far.

**2.2**

A brief history of the building was delivered verbally, and it was noted by AtMB that the lost features, including the windows, the rooflights and the side wings that had been removed and replaced prior to the listing of the building. The side wings appeared to have been removed in accordance with a planning application approved in 2001 and the building was spot listed soon after this point. (The information on this application is appended to these minutes.)

**2.3**

In addition, AtMB noted the condition of the roof and the great degradation of the concrete structure, which needed significant upgrade and repair.

**2.4**

AtMB noted the client's intention to restore some, or all of its original features and prices were being sought to do this. As these were largely not present at the time of the listing, there was no compulsion to do this, but it was considered that the development of the adjoining site would help to fund these restorations.

**2.5**

AtMB were in the process of obtaining firm quotes for all the elements. In terms of the concrete repairs, it would be necessary to remove the non-original side cladding as soon as possible to reveal the concrete frame and investigate the extent of defects.

**2.6**

MCC considered that this would be as acceptable in order to progress the restoration of this important structure and requested a method statement for careful removal of the cladding for approval in lieu of a formal application.

**3.0**

**Newbuild Airport park and ride facility**

**3.1**

Various options had been explored by AtMB for the adjoining site which already contains an asbestos clad, redundant, industrial building. These were tabled and AtMB explained the various options for an upgraded



|     |                                                                                                                                                                                                                                                                                         |      |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|     | parking facility on the site respecting the historic nature of the former bus garage.                                                                                                                                                                                                   |      |
| 3.2 | Preliminary options 1,2,3 and 5 were left with MCC for internal discussion as well as the site analysis documentation that had been prepared. MCC promised to consult with senior colleagues and advise AtMB as soon as possible.                                                       |      |
| 4.0 | <b>Fence</b>                                                                                                                                                                                                                                                                            |      |
| 4.1 | AtMB noted that the works to the fence surrounding the adjoining site had been halted pending a formal application. MCC noted that the new fencing, which was being erected, would not necessarily be refused; the key issue was that the work was being undertaken without permission. |      |
| 5.0 | <b>Next steps</b>                                                                                                                                                                                                                                                                       |      |
| 5.1 | AtMB to advise of current parking levels over the two sites.                                                                                                                                                                                                                            | AtMB |
| 5.2 | AtMB to request a projected validation list for the application.                                                                                                                                                                                                                        | MCC  |
| 5.3 | MCC will respond with comments on the initial proposals following consultation with senior colleagues.                                                                                                                                                                                  | MCC  |
| 5.4 | AtMB to provide a detailed method statement for the removal of the side cladding for MCC approval.                                                                                                                                                                                      | AtMB |

E04

Dave Tye

---

**From:** Andrew Burns <andrew.burns@ateliermb.co.uk>  
**Sent:** 23 June 2023 14:52  
**To:** 1950 WYTHENSHAW BUS GARAGE  
**Cc:** Ray Makin  
**Subject:** FW: Application Submitted: PP-12238947 - Full planning & listed building consent

---

**From:** Planning Portal <notifications@planningportal.co.uk>  
**Date:** Friday, 23 June 2023 at 14:51  
**To:** Andrew Burns <andrew.burns@ateliermb.co.uk>  
**Subject:** Application Submitted: PP-12238947 - Full planning & listed building consent

Dear Andrew Burns

An update on your application.

Your Full planning & listed building consent application with the reference number PP-12238947 has now been submitted to Manchester City Council. We will email you when they have received your application.

Details of your application

- Application Type: Full planning & listed building consent
- Reference number: PP-12238947
- Applicant: . .
- Application site address: The Astrodome, Bradnor Road, Manchester, M22 4TE
- Submission date: 23/06/2023 14:50:53
- Application Fee: £38039.00
- Total Service Charges: £64.00

#### [View Application](#)

For more information on the progress of your application, please contact the Local Planning Authority as the Planning Portal is not involved in the decision-making process.

- Manchester City Council
- <http://www.manchester.gov.uk/planning/>
- 0161234 4516
- [planning@manchester.gov.uk](mailto:planning@manchester.gov.uk)

This email is for information only, please do not reply as the mailbox is not monitored. If you do need to contact us at Planning Portal, you can email [support@planningportal.co.uk](mailto:support@planningportal.co.uk) or browse the [FAQs on the Planning Portal website](#).

Regards

The Planning Portal Team

**MANCHESTER  
CITY COUNCIL****Information, Delivery &  
Support Team  
Planning**Telephone: 0161 234 4516  
planning@manchester.gov.ukP O Box 532 Town Hall  
Manchester M60 2LA

Andrew Burns  
Atelier MB  
Suite 2A  
Amazon House  
Brazil Street  
Manchester  
M1 3PJ

Date: 4 July 2023

Dear Sir/Madam,

**Application number:** 137428/LO/2023**Proposal:** Listed Building Consent for repair works including: reinstatement of boundary wall to entrance; repairs to concrete structure, guttering, and render; and, installation of replacement: roof covering; doors, lighting, windows, roof lights, and guttering**Location:** The Astrodome, Bradnor Road, Manchester, M22 4TE

Following your recent planning application submission, I am unable to progress your proposal as the application is invalid or incomplete for the following reason(s):

- 1) As the proposals relate to the Grade II\* Listed Building please amend the site edge red to only encompass the listed building.
- 2) You have submitted drawings that relate to the proposed works relating to the multi storey car park. As this application only relates to the works to the listed building these drawings are not required to accompany this application.
- 3) Please amend the description of proposed works on the application forms to only reflect the proposed works to the listed building and submit an amended form. Please also amend other questions on the form that refer to works proposed for the multi storey car park.

I am therefore holding your application and if you wish to discuss the information required members of my staff will be pleased to assist.

Please return any documents/information required to the Technical Support Team, Planning at the above address. If we have not heard from you by 1 August 2023 we will return your application.

Yours faithfully,

Julie Roscoe  
Director of Planning, Building Control & Licensing



Andrew Burns  
Atelier MB  
Suite 2A  
Amazon House  
Brazil Street  
Manchester  
M1 3PJ

Date: 4 July 2023

Dear Sir/Madam,

**Application number:** 137427/FO/2023

**Proposal:** Erection of a multi-storey car park to form 6 levels of airport car parking with associated landscaping and boundary treatments following the demolition of an existing warehouse on site together with refurbishment works to the Former Bus Garage and installation of replacement boundary treatments

**Location:** The Astrodome, Bradnor Road, Manchester, M22 4TE

Following your recent planning application submission, I am unable to progress your proposal as the application is invalid or incomplete for the following reason(s):

- 1) As the proposals propose the demolition of existing buildings please provide a bat survey of these buildings.
- 2) Given the proposed increase in capacity of the site(s) please provide a Transport Statement to accompany this application. This should also include swept path analysis of access and egress from the site and into and through out the proposed multi-storey car park.
- 3) As the proposals are for major development please provide a Crime Impact Statement to accompany this application.
- 4) Please provide a Flood Risk Assessment and surface water drainage strategy to accompany this application this should also include details of how any oil run off from cars would be intercepted.
- 5) Please provide a noise assessment of the application proposals.
- 6) Please provide an Air Quality Assessment to accompany this application.
- 7) Please provide a Lighting Assessment to accompany this application. This should include the nature and location of lighting and show potential impacts including glare.

I am therefore holding your application and if you wish to discuss the information required members of my staff will be pleased to assist.

Please return any documents/information required to the Technical Support Team, Planning at the above address. If we have not heard from you by 1 August 2023 we will return your application.

Yours faithfully,



Julie Roscoe  
Director of Planning, Building Control & Licensing

**Dave Tye**

---

**From:** David Lawless <david.lawless@manchester.gov.uk>  
**Sent:** 05 September 2023 16:55  
**To:** Ray Makin  
**Cc:** 1950 WYTHENSHAW BUS GARAGE; Nick Caunter  
**Subject:** Re: Planning and LBC submission Wythenshawe Bus Garage

Apologies for the delay Ray

I think we can work with just the TIA for now but before we determine the app we will need the other reports so the quicker they can come in the better, but for now email me the TIA when its ready and then I'll get it up and running

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 05 September 2023 14:35  
**To:** David Lawless <david.lawless@manchester.gov.uk>  
**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>; Nick Caunter <nick@aph.com>  
**Subject:** Planning and LBC submission Wythenshawe Bus Garage

David,

I have left messages on your voicemail system, but I am never sure that you get them. Following on from our previous conversation, you were going to clarify the point/level of information at which we could expect to get this application registered. Our client is increasingly concerned about the deterioration of the roof covering with the consequent spread of plant growth. This vegetation will develop extensive root growth into the thin concrete shell leading to an even bigger problem in the near future. There are areas of the building where concrete and glass fragments are falling in with a strong chance of injury to the workforce.

Our client is taking all steps to maintain a safe working environment, but these failures are unpredictable in terms of time or location, and this is a busy period with capacity parking.

I look forward to your early response,  
Kind regards,  
Ray

Ray Makin  
RIBA  
Consultant



Atelier MB  
Urban Architects

Atelier MB Ltd.  
Suite 1A Amazon House, Brazil Street, Manchester M1 3PJ  
[www.ateliermb.co.uk](http://www.ateliermb.co.uk)  
T: 0161 236 0051  
M: 07739 865 210  
DD: 0161 233 1698  
@ateliermb

Atelier MB Ltd, Registered Number: 08705242

#### NOTES FOR ELECTRONIC DRAWING DATA

Electronic data does not constitute contract documentation unless issued with an electronic issue sheet  
Files without issue sheets are only current on date of issue. Updates will occur.

\*\*\*\*\*

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 system manager.

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

\*\*\*\*\*

**Dave Tye**

---

**From:** Paul Lodge <paul.lodge@ateliermb.co.uk>  
**Sent:** 20 September 2023 14:58  
**To:** david.lawless@manchester.gov.uk  
**Cc:** 1950 WYTHENSHAWE BUS GARAGE; 'Nick Caunter'; Ray Makin  
**Subject:** APH Wythenshawe  
**Attachments:** Wythenshawe APH Car Park - PEA.pdf; Wythenshawe Bus Shelter - PEA.pdf

Refs 137428/LO/2023 and 137427/FO/2023

Hello David,

Please find attached the preliminary ecological appraisals for both the proposed car parking facility and the repair works to the former bus garage, Bradnor Road, Sharston.

Kind regards,

Paul Lodge  
ARB  
Architect



**Atelier MB**  
Urban Architects



Atelier MB Ltd.  
Amazon House, 3 Brazil Street, Manchester M1 3PW  
[www.ateliermb.co.uk](http://www.ateliermb.co.uk)  
T 0161 236 0051  
DD 0161 233 1693

@ateliermb

Atelier MB Ltd, Registered Number: 08705242



## Planning

David Lawless  
Telephone: 0161 234 4543  
david.lawless@manchester.gov.uk

P O Box 532 Town Hall  
Manchester M60 2LA

Andrew Burns  
Atelier MB  
Suite 2A  
Amazon House  
Brazil Street  
Manchester  
M1 3PJ

Date:

Dear Sir or Madam,

**Application No.:** 137427/FO/2023

**Description:** Erection of a multi-storey car park to form 6 levels of airport car parking with associated landscaping and boundary treatments, following the demolition of an existing warehouse, together with refurbishment works to the Former Bus Garage and installation of replacement boundary treatments

**Location:** The Astrodome, Bradnor Road, Manchester, M22 4TE

This letter is an acknowledgement of your recent application which was validated on 20 September 2023. Overleaf you will find a summary of your legal rights as an applicant. The target date for dealing with your application is **20 December 2023**.

Officers are encouraged to negotiate with applicants where any conflict with City Council policy appears to be readily resolvable. You will be contacted as soon as possible if there are any points which do need discussion and every effort will be made to deal with your application as quickly as circumstance will allow.

Please note that information regarding this Planning Application can be viewed online via the City Council's website. Search for the application number at the following address:  
[www.manchester.gov.uk/planning/publicaccess](http://www.manchester.gov.uk/planning/publicaccess).

In any correspondence please quote the above reference number. The planning officer dealing with your application is **David Lawless**.

Yours faithfully,

Julie Roscoe  
Director of Planning, Building Control & Licensing

## **YOUR RIGHTS AS AN APPLICANT**

The letter attached records the date on which your application was validated and registered.

You have the legal right to appeal to the Secretary of State if you have not received a decision from Manchester City Council, in writing, by the target date shown overleaf.

This does not apply if you have already agreed (again in writing) to extend that period; nor does it apply if you have received a letter saying that I consider your application to be invalid for any reason.

If you decide to appeal to the Secretary of State, you must do so on a form supplied by the Planning Inspectorate (whose address appears below), and you must do it within 6 months from the end of the target period.

Because any decision to appeal in this way means that Manchester City Council would no longer be legally able to consider your application, you may want to seek professional advice before deciding what action to take.

You may submit your appeal online by visiting [www.gov.uk/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision).



# MANCHESTER CITY COUNCIL

## Planning

### Information, Delivery & Support Team

Telephone: 0161 234 4516

[planning@manchester.gov.uk](mailto:planning@manchester.gov.uk)

P O Box 532 Town Hall  
Manchester M60 2LA

Andrew Burns  
Atelier MB  
Suite 2A  
Amazon House  
Brazil Street  
Manchester  
M1 3PJ

## Planning application – receipt of monies received

Date: 28 September 2023

| Planning Application Details |                                                                                                                                                                                                                                                                                                    |           |        |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|
| Application No.              | 137427/FO/2023                                                                                                                                                                                                                                                                                     |           |        |
| Proposal                     | Erection of a multi-storey car park to form 6 levels of airport car parking with associated landscaping and boundary treatments, following the demolition of an existing warehouse, together with refurbishment works to the Former Bus Garage and installation of replacement boundary treatments |           |        |
| Location                     | The Astrodome, Bradnor Road, Manchester, M22 4TE.                                                                                                                                                                                                                                                  |           |        |
| Payment Details              |                                                                                                                                                                                                                                                                                                    |           |        |
| Payment Required             | £38039.00                                                                                                                                                                                                                                                                                          |           |        |
| Payment Received             | £38039.00                                                                                                                                                                                                                                                                                          |           |        |
| Refunds Issued               | £.00                                                                                                                                                                                                                                                                                               |           |        |
| Balance Outstanding          | £0.00                                                                                                                                                                                                                                                                                              |           |        |
| Payment(s) Details           |                                                                                                                                                                                                                                                                                                    |           |        |
| Receipt No: 52794            | 23 Jun 2023                                                                                                                                                                                                                                                                                        | £38039.00 | ONLINE |

Julie Roscoe  
Director of Planning, Building Control & Licensing

For Internal Office Use Only:

Receipt Printed on... 28 September 2023 / 137427/FO/2023 / RX0CE8BC0CT00 / RX0CEDBC0CT00 (User: KILEEN)

**Dave Tye**

---

**From:** Paul Lodge <paul.lodge@ateliermb.co.uk>  
**Sent:** 28 September 2023 09:47  
**To:** david.lawless@manchester.gov.uk  
**Cc:** 1950 WYTHENSHAW BUS GARAGE  
**Subject:** APH Wythenshawe 137427/FO/2023  
**Attachments:** 7051r1 - Air Quality Assessment - Bradnor Road, Sharston.pdf

Hello David,

We have now received the air quality report, which is attached for inclusion with this application.

Kind regards,

Paul Lodge  
ARB  
Architect



**Atelier MB**  
Urban Architects



Atelier MB Ltd.  
Amazon House, 3 Brazil Street, Manchester M1 3PW  
[www.ateliermb.co.uk](http://www.ateliermb.co.uk)  
T 0161 236 0051  
DD 0161 233 1693

@ateliermb

Atelier MB Ltd, Registered Number: 08705242

E11

**Dave Tye**

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 19 October 2023 15:08  
**To:** Andrew Burns  
**Cc:** 1950 WYTHENSHAW BUS GARAGE  
**Subject:** Re: Planning and LBC submission Wythenshawe Bus Garage

Thanks for the response, David,  
It will be useful to know who and why people are objecting, especially the 6 councillors. If I was being cynical, I would anticipate that most of those councillors were on the airport committee.  
Let me know as soon as you can so that we can advise our client.

Thanks,  
Ray

Sent from Outlook for iOS

---

**From:** Andrew Burns <andrew.burns@ateliermb.co.uk>  
**Sent:** Thursday, October 19, 2023 1:20:17 PM  
**To:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>  
**Subject:** Re: Planning and LBC submission Wythenshawe Bus Garage

Ray

We need to understand the objections, but the councillors are obviously going to add a heavy political edge to the proceedings. Given the stakes and the level of objection we really need a planning consultant to liaise with the council. I feel that the process going forward will benefit from this immensely.

Andrew Burns  
RIBA, ARB  
Director



**Atelier MB**  
Urban Architects



Atelier MB Ltd.  
Suite 2A Amazon House, Brazil Street, Manchester M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051

M 07739 865 524

DD 0161 233 1691

@ateliermb

Atelier MB Ltd, Registered Number: 08705242

---

**From:** David Lawless <david.lawless@manchester.gov.uk>

**Date:** Thursday, 19 October 2023 at 12:15

**To:** Ray Makin <ray.makin@ateliermb.co.uk>

**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>

**Subject:** Re: Planning and LBC submission Wythenshawe Bus Garage

Ray,

I got your message regarding the listed building app - you're right, everything is there, I think it's just stuck in the validation queue. I'll attempt to speed it along.

In terms of my site visit I did take a few photos after I put the site notice up but I'll need to go into the site properly to get some further images - who's the best contact in APH to let them know I'm coming.

More importantly from the timetable point of view, the objections are coming in steadily (15 so far) and to compound that, six councillors have also objected. I don't think it was ever going to be straight forward but these objections will obviously result in it going to committee and given the level of interest I wouldn't be surprised if it involved a committee site visit. I'll attempt to give you a flavour of the objections in a week or so when I have more capacity.

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

\*\*\*\*\*

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 system manager.

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

\*\*\*\*\*

**Planning**

David Lawless  
Telephone: 0161 234 4543  
david.lawless@manchester.gov.uk

P O Box 532 Town Hall  
Manchester M60 2LA

Andrew Burns  
Atelier MB  
Suite 2A  
Amazon House  
Brazil Street  
Manchester  
M1 3PJ

Date: 8 November 2023

Dear Sir or Madam,

**Application No.:** 137428/LO/2023

**Description:** Listed Building Consent for repair works including reinstatement of boundary wall to entrance; repairs to concrete structure, guttering and render; installation of replacement roof covering, doors, lighting, windows, roof lights and guttering

**Location:** The Astrodome, Bradnor Road, Manchester, M22 4TE

This letter is an acknowledgement of your recent application which was validated on 23 October 2023. Overleaf you will find a summary of your legal rights as an applicant. The target date for dealing with your application is **18 December 2023**.

Officers are encouraged to negotiate with applicants where any conflict with City Council policy appears to be readily resolvable. You will be contacted as soon as possible if there are any points which do need discussion and every effort will be made to deal with your application as quickly as circumstance will allow.

Please note that information regarding this Planning Application can be viewed online via the City Council's website. Search for the application number at the following address:  
[www.manchester.gov.uk/planning/publicaccess](http://www.manchester.gov.uk/planning/publicaccess).

In any correspondence please quote the above reference number. The planning officer dealing with your application is **David Lawless**.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe'.

Julie Roscoe  
Director of Planning, Building Control & Licensing

## **YOUR RIGHTS AS AN APPLICANT**

The letter attached records the date on which your application was validated and registered.

You have the legal right to appeal to the Secretary of State if you have not received a decision from Manchester City Council, in writing, by the target date shown overleaf.

This does not apply if you have already agreed (again in writing) to extend that period; nor does it apply if you have received a letter saying that I consider your application to be invalid for any reason.

If you decide to appeal to the Secretary of State, you must do so on a form supplied by the Planning Inspectorate (whose address appears below), and you must do it within 6 months from the end of the target period.

Because any decision to appeal in this way means that Manchester City Council would no longer be legally able to consider your application, you may want to seek professional advice before deciding what action to take.

You may submit your appeal online by visiting [www.gov.uk/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision).

E13

Dave Tye

---

**From:** Paul Mason <paul.mason@manchester.gov.uk>  
**Sent:** 06 December 2023 15:37  
**To:** David Lawless; Ray Makin; Andrew Burns  
**Cc:** Nick Caunter; 1950 WYTHENSHAW BUS GARAGE; John Kelsey  
**Subject:** Re: 137428/LO/2023 - The Astrodome Bradnor Road Manchester M22 4TE

Hi Ray,

Just to clarify, the two items for you to present are as follows and in this order please:

**1. The Astrodome, Bradnor Road.**

137428/LO/2023 - Listed Building Consent for repair works including reinstatement of boundary wall to entrance; repairs to concrete structure, guttering and render; installation of replacement roof covering, doors, lighting, windows, roof lights and guttering.

**2. APH Car Park and the Astrodome, Bradnor Road**

137427/FO/2023 -. Erection of a multi-storey car park to form 5 levels of airport car parking with associated landscaping and boundary treatments, following the demolition of an existing warehouse, together with refurbishment works to the Former Bus Garage and installation of replacement boundary treatments.

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

Upcoming leave 8<sup>th</sup> to 18<sup>th</sup> December 2023

Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA.

---

**From:** Paul Mason <paul.mason@manchester.gov.uk>  
**Sent:** 06 December 2023 12:47  
**To:** David Lawless <david.lawless@manchester.gov.uk>; Ray Makin <ray.makin@ateliermb.co.uk>; Andrew Burns <andrew.burns@ateliermb.co.uk>  
**Cc:** Nick Caunter <nick@aph.com>; 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>; John Kelsey <john.kelsey@manchester.gov.uk>  
**Subject:** Re: 137428/LO/2023 - The Astrodome Bradnor Road Manchester M22 4TE

Hi Ray,

David is correct, we use a laptop and screen to present so if you bring the presentation on your laptop then it can be plugged into the HDMI cable so you'll need a HDMI port or adaptor if the laptop doesn't have one.

I'll send an invite for 2pm on Tuesday 12<sup>th</sup> December and we can put you on first. Is it just you that will be attending please? If you are bringing another (max total of 3 including you please) please let me know and provide their email address and we'll send a formal invite through to them.

The room is 1006 Cenotaph. Its a large panelled room on the first floor overlooking the cenotaph.

My colleague John Kelsey will be facilitating as I will be on leave next week. If you need John for anything his email in john.kelsey@manchester.gov.uk

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

Upcoming leave 8<sup>th</sup> to 18<sup>th</sup> December 2023

Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA.

---

**From:** David Lawless <david.lawless@manchester.gov.uk>

**Sent:** 06 December 2023 12:23

**To:** Ray Makin <ray.makin@ateliermb.co.uk>; Andrew Burns <andrew.burns@ateliermb.co.uk>

**Cc:** Nick Caunter <nick@aph.com>; 1950 WYTHENSHAW BUS GARAGE

<1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>; Paula Burbicka <Paula.Burbicka@manchester.gov.uk>;

Paul Mason <paul.mason@manchester.gov.uk>

**Subject:** Re: 137428/LO/2023 - The Astrodome Bradnor Road Manchester M22 4TE

Ray,

Thanks for confirming attendance, Paul will be in touch regarding location timings etc.

We've gone all hi-tech now, no boards with drawings on, just a big TV screen in which to plug in your laptop.

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>

**Sent:** 01 December 2023 14:02

**To:** David Lawless <david.lawless@manchester.gov.uk>; Andrew Burns <andrew.burns@ateliermb.co.uk>

**Cc:** Nick Caunter <nick@aph.com>; 1950 WYTHENSHAW BUS GARAGE  
<1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>

**Subject:** Re: 137428/LO/2023 - The Astrodome Bradnor Road Manchester M22 4TE

You don't often get email from ray.makin@ateliermb.co.uk. [Learn why this is important](#)

Thanks David, I will be happy to attend the Panel meeting if you would confirm the time and venue.

Given that the drawings will be displayed (I presume) I don't think that there is any real need for a further visual presentation. Perhaps you could let me know if this is an incorrect assumption.

Kind regards,  
Ray

Ray Makin  
RIBA  
Consultant



**Atelier MB**  
Urban Architects

Atelier MB Ltd.  
Suite 1A Amazon House, Brazil Street, Manchester M1 3PJ  
[www.ateliermb.co.uk](http://www.ateliermb.co.uk)  
T: 0161 236 0051  
M: 07739 865 210  
DD: 0161 233 1698  
@ateliermb

Atelier MB Ltd, Registered Number: 08705242

NOTES FOR ELECTRONIC DRAWING DATA

Electronic data does not constitute contract documentation unless issued with an electronic issue sheet  
Files without issue sheets are only current on date of issue. Updates will occur.

---

**From:** David Lawless <david.lawless@manchester.gov.uk>

**Date:** Thursday, 30 November 2023 at 11:46

**To:** Ray Makin <ray.makin@ateliermb.co.uk>, Andrew Burns <andrew.burns@ateliermb.co.uk>

**Subject:** 137428/LO/2023 - The Astrodome Bradnor Road Manchester M22 4TE

Ray/Andrew

Apologies for the radio silence, put that down to workloads.

I am going to send the above application to the Manchester Heritage Advisory Panel (Tuesday 12<sup>th</sup> December at 2pm), after talking to Paul Mason we think its probably a good idea for Atelier MB to give the presentation. If you're up for this let me know and I'll inform Paul. There's usually a large TV screen to plug a laptop in for displaying the visuals.

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

\*\*\*\*\*

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 system manager.

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

\*\*\*\*\*

\*\*\*\*\*

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 system manager.

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

\*\*\*\*\*

\*\*\*\*\*

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 system manager.

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

\*\*\*\*\*

E14

Dave Tye

---

**From:** Admin <admin@ateliermb.co.uk>  
**Sent:** 21 December 2023 14:45  
**To:** 1950 WYTHENSHAW BUS GARAGE  
**Subject:** FW: ASTRODOME APPLICATIONS - CONSULTTEE COMMENTS  
**Attachments:** Astrodome consultee comments.pdf

---

**From:** David Lawless <david.lawless@manchester.gov.uk>  
**Date:** Thursday, 21 December 2023 at 12:39  
**To:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Subject:** ASTRODOME APPLICATIONS - CONSULTTEE COMMENTS

Ray, apologies for the delay, please see attached.

As you'll see Highways and Ecology have requested additional info

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

\*\*\*\*\*

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 system manager.

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

\*\*\*\*\*

**Astrodome (Listed Building)**

**20<sup>th</sup> Century Society** – The Society welcomes proposals to restore this remarkable structure and return it to something closer to its original state through the reinstatement of the original boundary treatment, the recreation of the central glazed spine in the roof through the reintroduction of glass blocks to blocked-in openings, the replacement of non-original aluminium windows with steel units matching the originals in pattern and opening movements, and the removal of later metal cladding and rendering of side elevations.

While we welcome efforts to conserve the concrete, we have some concerns about the potential impact that the repair work could have on this exceptional structure. We understand that the garage's main section had exposed concrete finishes, while subsidiary sections were of brick construction with cement render and concrete roofs.

Any necessary repairs need to closely match the original surface appearance where this is exposed, while ensuring durability and reversibility. It is important that the applicant assesses and establishes the extent of repairs needed and then undertakes trials and mock-up repairs off-site before conducting tests on the structure and monitoring these. It is important that the repair work is well executed to minimise the risk of negative impact on the significance of the concrete.

**Historic England** – No advice offered, refer to your inhouse specialists.

---

**Astrodome (Full Application)**

**Local Residents** – 18 letters received, a flavour of the objections:

- Increased noise
- Increase air pollution
- Light pollution
- Potential for overlooking and loss of residential amenity from the car parking structure
- Impact on wildlife if the existing landscaping is removed
- Increased risk of fire like at Luton Airport
- Congestion/highway impacts
- Visual intrusion

**Ward Members** – Objections from the Sharston and Northenden members, 6 in total:

We believe that this is the wrong location for a car park to serve the airport as it is located some distance from the terminal buildings and as a result will require regular bus services, bringing an increase in traffic on already congested roads. We have been advised by residents that these bus services could be as often as every 10 minutes, 24 hours a day.

In addition to the regular bus services from the car park to the airport resulting in more traffic on our roads, we fear that the already congested Palatine Road and Longley Lane will see a further increase in traffic, bringing it to unsustainable levels as a result of vehicles travelling to the car park. We appreciate that any user of this car park will

be advised to approach it via the motorway, however the reality is that many cars have satellite navigation systems these days that will advise people to use other routes when the motorway is busy and therefore bring a lot of these cars into Northenden.

We also believe that the Airport and its stakeholders should be doing more to encourage people to use public transport as an alternative to driving to the airport and investing in public transport options that increases the frequency and hours of service by trams, trains and buses. This is a better alternative to servicing the needs of airport users than building more car parks.

And

As Sharston Councillors we have received numerous complaints regarding car parking across Sharston industrial estate and we have seen this getting worse week after week and continues to do so to this day. Vehicles being dumped along Shentonfield Road, pavements being routinely blocked by dumped cars, other businesses driveways being blocked having deliveries and pickups being disrupted. The businesses contributing to this issue have no regard for the health and safety of other road users and pedestrians trying to navigate from A to B having their pathway blocked and having to use to middle of the road to get by.

Having spoken with my Northenden colleagues the above issue is now taking place across all areas of the industrial estate. As local Councillors we strongly believe that the shambolic parking that now takes place on the estate should be dealt with ASAP once that's done and a programme of works put in place that would resolve the shambolic dangerous parking issues that we have, we may reconsider this application, until this happens our objections will stand.

**20<sup>th</sup> Century Society** – The Society welcomes proposals to restore this remarkable structure and return it to something closer to its original state through the reinstatement of the original boundary treatment, the recreation of the central glazed spine in the roof through the reintroduction of glass blocks to blocked-in openings, the replacement of non-original aluminium windows with steel units matching the originals in pattern and opening movements, and the removal of later metal cladding and rendering of side elevations.

While we welcome efforts to conserve the concrete, we have some concerns about the potential impact that the repair work could have on this exceptional structure. We understand that the garage's main section had exposed concrete finishes, while subsidiary sections were of brick construction with cement render and concrete roofs.

Any necessary repairs need to closely match the original surface appearance where this is exposed, while ensuring durability and reversibility. It is important that the applicant assesses and establishes the extent of repairs needed and then undertakes trials and mock-up repairs off-site before conducting tests on the structure and monitoring these. It is important that the repair work is well executed to minimise the risk of negative impact on the significance of the concrete.

**Cadent** – No objections.

**EA** – No objections.

**Greater Manchester Ecology Unit** – The Preliminary Ecological Appraisal provided to inform the application has assessed buildings on the site as having moderate potential to support bats, but no bat surveys appear to have been undertaken to ascertain whether bats do in fact make use of the building for roosting. All UK bats and their resting places carry a high level of legal protection, and their presence would be material to the determination of the application. I would therefore advise that further bat surveys are required to be carried out.

Surveys must be undertaken by suitably qualified persons and to appropriate standards. The proposed new landscaping is rather limited. In order for the development to achieve a more meaningful gain in local biodiversity I would encourage the applicant to include more features which would benefit the natural environment, for example green walls, green roofs, bat roosting boxes and bird nesting boxes.

**Flood Risk Management** – suggest the imposition of conditions.

**United Utilities** – suggest the imposition of conditions.

**Historic England** – Acknowledge that there will be no additional harm to the setting of the Listed bus garage. The proposed conservation and repair works and reinstatement of former curved entrance way to the bus depot are all positive enhancements. Based on the information provided we do not wish to raise significant concerns about these plans and do not have an objection to the principle of what is proposed.

**Highway Services** – comments as follows:

The proposals will increase on-site car parking capacity from 2,050 to 2,480 therefore providing an additional 438no. parking bays across both sites. A weekday trip generation assessment has been provided based on a proportional (21%) increase in existing operations which assumes staffing levels will remain as existing. However, the submitted Design & Access Statement and Planning Application Form states that staffing levels will increase from 34no. to 48no. The assessments show that the development would result in additional 3no. two-way trips during the conventional highway AM/PM peak-hour periods. A total of 4no. and 3no. additional two-way trips are shown during the site's AM (05:00 - 06:00) and PM (18:00 - 19:00hrs) peak-hour periods. Whilst the level of trips are shown to be negligible, Highways require further clarification on staff numbers and any associated operational efficiencies which may give rise to a further increase in trip generation.

The Design & Access Statement states that shuttle-buses between the site and Manchester Airport operate on a 15-minute frequency, with existing capacity capable of accommodating any additional passengers associated with the increase in on-site parking capacity. Highways request further detail on existing/proposed shuttle-bus movements as it is unclear where buses/coaches turn and whether passengers are picked-up/dropped-off on site or on Bradnor Road.

No details on staff cycle parking provision have been provided. Highways request that secure and sheltered staff cycle parking is provided on-site.

Highways request that a Full Staff Travel Plan is conditioned with any approval.

Replacement boundary fencing is proposed around the site perimeters at Bradnor Road and Harling Street. The applicant should demonstrate that sufficient levels of visibility for all vehicles egressing the site can be achieved in consideration of the new boundary treatment.

**Nothing from Environmental Health yet**

---

**Dave Tye**

---

**From:** Admin <admin@ateliermb.co.uk>  
**Sent:** 15 January 2024 19:41  
**To:** 1950 WYTHENSHAWE BUS GARAGE  
**Subject:** From: David Lawless The Astrodome Bradnor Road Manchester M22 4TE

---

**From:** David Lawless <david.lawless@manchester.gov.uk>  
**Date:** Monday, 15 January 2024 at 16:27  
**To:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Subject:** The Astrodome Bradnor Road Manchester M22 4TE

Ray,

Not great news I'm afraid. Discussions have been had with senior colleagues and concerns have been raised about the height and scale of the proposal and the resultant impact upon local residents from the increased number of cars attracted to the site.

It is recognised why there is a need to expand the operation, i.e. to restore the listed building, but until the scheme is reduced in height we would not be able to take it to committee. Is there is minimum number of cars that is needed to finance the renovation works?

The Section Planning Manager has offered to meet to discuss a way forward. If you are amenable to that I will arrange the meeting.

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

---

**E16**

**Dave Tye**

---

**From:** Andrew Burns <andrew.burns@ateliermb.co.uk>  
**Sent:** 05 February 2024 09:00  
**To:** david.lawless@manchester.gov.uk  
**Cc:** 1950 WYTHENSHAWE BUS GARAGE; Nick Caunter; Ray Makin  
**Subject:** Re: Wythenshawe Bus Garage  
**Attachments:** 084281-CUR-XX-XX-T-TP-00002-P01\_MCC\_Response.pdf

Hi David

Following on from Ray's email below which was sent on the 19<sup>th</sup> January, I enclose a copy of the response to the transport comments which were promised. These have been prepared by Curtins, who wrote the original report.

As Ray said, we are happy to meet with yourselves as suggested to clarify any points or to make adjustments that do not undermine the viability of the proposal.

Regards

Andrew Burns  
RIBA, ARB  
Director



**Atelier MB**  
Urban Architects



Atelier MB Ltd.  
Suite 2A Amazon House, Brazil Street, Manchester M1 3PW  
[www.ateliermb.co.uk](http://www.ateliermb.co.uk)  
T 0161 236 0051  
M 07739 865 524  
DD 0161 233 1691  
@ateliermb

Atelier MB Ltd, Registered Number: 08705242

**From:** Ray Makin <ray.makin@ateliermb.co.uk>

**Date:** Friday, 19 January 2024 at 13:02

**To:** "david.lawless@manchester.gov.uk" <david.lawless@manchester.gov.uk>

**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>, Nick Caunter <nick@aph.com>

**Subject:** Wythenshawe Bus Garage

Dear David,

Thank you for your email of 15 January 2024. To say that we are disappointed with the content is an understatement.

Let me start by referring to your earlier email of 21 December 2023 and respond to those matters.  
20<sup>th</sup> Century Society.

They appear to be supportive of the works to the listed building and their request for mock-up repairs, etc are not unexpected. They have no comment re the new garage.

Historic England

Despite it's Grade 2\* status they have no comment.

Local Residents.

We see no considered or objective objection. There does not appear to be anything to which we could respond.

Ward Members

Whilst some could make an argument that this is the wrong location for airport parking there is an equally logical argument that it is an ideal location in that it significantly reduces congestion and pollution around the airport. Indeed, MAG have been massively increasing car parking at the airport and the congestion at peak times is clear to see. APH are working towards an electric bus fleet increasing sustainability and reducing pollution. As to the comment that "...the Airport and its stakeholders should be doing more to encourage more people to use public transport....." this can be seen as a partial solution, particularly for travellers without access to public transport. APH totally supports the removal of fly-parking from the streets of Sharston and Northenden, a practice which is a significant nuisance. APH is a trusted partner of MAG and has a regular dialogue with them. It is unreasonable of Ward members to refuse to support this application until someone solves the fly-parking issue.

Cadent

No objections

EA

No objections

Greater Manchester Ecology Unit

We were advised that there may be bats roosting. In the building scheduled for demolition and a report on this is part of the application. There is no such likelihood in the listed building, and, in any event, there is no disturbance proposed to the interior of this structure. Green walls are already proposed and Bird nesting boxes, and bat roosts, could be incorporated if suitable locations can be identified by GMEU.

Flood Risk Management

It is unclear just what conditions they envisage.

United Utilities

It is unclear just what conditions they envisage.

Highway Services

We have asked our highway consultant to clarify the issue of the impact of staff numbers and their comments will be sent to you in due course. There are quite a lot of variables which need to be considered. A high take-up of electric vehicles will require an increase in staff owing to the attendance required. However, changes in technology may mitigate this impact. For this reason, 48 staff should be seen as a potential number when electric vehicles become prominent, at a future date. In respect of the shuttle bus operation, nothing will change from the current situation. As shown on the submitted drawings, the busses approach along Bradnor Road and enter the passenger loading position at the very end. There is a turning point in this location. Customers also drive into the site and execute all manoeuvres on the premises. There is no change to vehicle movements. As suggested, we have now included some staff cycle storage in the new car park. This drawing will be substituted into the application. A travel Plan can be conditioned into any approval.

In terms of staff levels, it is worth noting that APH recruit locally as much as possible. It makes good sense to avoid recruiting people who have the potential to miss shifts owing to poor travelling conditions. However, of equal concern is the need to recruit staff who are able to be trained across the three core skills. They need to be skilled drivers able to take care of customers vehicles, they also need to be computer literate so that they can operate the terminals in the reception area, and they need to hold a PCV licence to take out a bus if needed. It is recognised that not all staff members will arrive with these skills, but it is the policy of APH to train staff to achieve them whenever possible.

With reference to your email of 15 January 2024, you have questioned the scale of the new build and its height and mass. The scale of additional parking is intended to cross fund the high cost of the works needed to this listed building. The exact number needed is not easy to define because of the unknown factors which can beset a building of this scale. The time that the building will be out of action whilst these works take place is also not fully defined but there will be a significant loss of revenue during the works. APH have provided the following assessment of the situation.

1. *Estimated cost of refurbishment including fees to date and allowing for inflation since last summer = c. £3,750,000*
2. *After 2023 trading, we'd now compute average net profit per incremental co-located parking space would be around £750 per annum.*
3. *So, around 460 (plus or minus) extra spaces will take **more than** 10 years to payback the refurb!*
4. **EXCLUDING ongoing Dome maintenance and MSCP build and maintenance costs.**
5. *The point being that, actually, 460 (plus or minus) extra spaces isn't really enough and any fewer would be a complete non-starter.*

It needs to be remembered that the proposal is to complete the repair works prior to the construction of the new car park meaning that APH is at risk over this huge outlay for an indefinite period of time.

Having given the matter considerable thought, our client has advised that this is the application that they wish Manchester City Council to determine.

Nevertheless, we are happy to meet with yourselves to discuss any points of clarification, or to make adjustments that do not undermine the viability of the project. Please let me know how you

wish to proceed; we would like to proceed as quickly as possible to avoid further, costly, deterioration.

Kind regards,  
Ray

Ray Makin  
RIBA  
Consultant



Atelier MB  
Urban Architects

Atelier MB Ltd.  
Suite 1A Amazon House, Brazil Street, Manchester M1 3PJ  
[www.ateliermb.co.uk](http://www.ateliermb.co.uk)  
T: 0161 236 0051  
M: 07739 865 210  
DD: 0161 233 1698  
@ateliermb

Atelier MB Ltd, Registered Number: 08705242

#### NOTES FOR ELECTRONIC DRAWING DATA

Electronic data does not constitute contract documentation unless issued with an electronic issue sheet  
Files without issue sheets are only current on date of issue. Updates will occur.

**Dave Tye**

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 06 February 2024 14:48  
**To:** david.lawless@manchester.gov.uk  
**Cc:** Nick Caunter; 1950 WYTHENSHAWE BUS GARAGE  
**Subject:** Wythenshawe Bus Garage

Hi David,

I think that we have answered all the questions raised from your various consultations and we need to have a decision as soon as possible. This building is rapidly deteriorating and the ideal season for undertaking the repair works is fast approaching. Whilst inflation is falling, it is still at a level where delay is costing serious amounts of money on a project of this size.

I have tried calling to discuss the way forward, but my calls have gone to an already overcrowded mailbox, so you will not be aware of this. I would appreciate an early response so that I can advise APH how to proceed; to say that they are at a loss as to how difficult these applications have become is an understatement.

Thanks,  
Ray

Ray Makin  
RIBA  
Consultant  
07739 865210



**Atelier MB**  
Urban Architects

Atelier MB Ltd.  
Suite 1A Amazon House, Brazil Street, Manchester M1 3PJ  
[www.ateliermb.co.uk](http://www.ateliermb.co.uk)  
T: 0161 236 0051  
M: 07739 865 210  
DD: 0161 233 1698  
@ateliermb

Atelier MB Ltd, Registered Number: 08705242

**NOTES FOR ELECTRONIC DRAWING DATA**

Electronic data does not constitute contract documentation unless issued with an electronic issue sheet  
Files without issue sheets are only current on date of issue. Updates will occur.

**Dave Tye**

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 11 March 2024 12:57  
**To:** david.lawless@manchester.gov.uk  
**Cc:** 1950 WYTHENSHAWE BUS GARAGE; Nick Caunter; markhannan@aph.com  
**Subject:** Wythenshawe Bus Garage

Good afternoon, David,

I just wondered if you had picked up any of my recent voice mails. It would be good to make some progress with these applications.

Thanks,  
Ray

Ray Makin  
RIBA  
Consultant



ARCHITECTURE + HERITAGE

SUITE 2A • AMAZON HOUSE • BRAZIL STREET  
MANCHESTER • M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051

M 07739 865 210

DD 0161 233 1698

@ateliermb

Atelier MB Ltd, Registered Number: 08705242

E19

**Dave Tye**

---

**From:** David Lawless <david.lawless@manchester.gov.uk>  
**Sent:** 13 March 2024 11:47  
**To:** Ray Makin  
**Cc:** 1950 WYTHENSHAW BUS GARAGE; Nick Caunter; markhannan@aph.com  
**Subject:** Re: 137427/FO/2023 and 137428?LO?2023

Ray,

Once I have finished the delegated report I'm working on I'll come back to you. That will be this afternoon.

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 13 March 2024 11:45  
**To:** David Lawless <david.lawless@manchester.gov.uk>  
**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>; Nick Caunter <nick@aph.com>; markhannan@aph.com <markhannan@aph.com>  
**Subject:** 137427/FO/2023 and 137428?LO?2023

You don't often get email from ray.makin@ateliermb.co.uk. [Learn why this is important](#)

Good morning, David,

For clarity, could you confirm that.

1. No request has been made for an extension of time on either of these applications scheduled for a decision on 20/12/2023 and 18/12/2023.
2. A request for supporting information, regarding Highways matters, was made on 10/1/24 and this additional information was issued on 5/2/2024.

3. There have been no further requests for information and our agreement to a meeting with officers was not followed up by yourselves.

Thanks,  
Ray

Ray Makin  
RIBA  
Consultant



ARCHITECTURE + HERITAGE

SUITE 2A • AMAZON HOUSE • BRAZIL STREET  
MANCHESTER • M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051

M 07739 865 210

DD 0161 233 1698

@ateliermb

Atelier MB Ltd, Registered Number: 08705242

\*\*\*\*\*

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](mailto: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](http://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](http://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.

\*\*\*\*\*



**Dave Tye**

---

**From:** Admin <admin@ateliermb.co.uk>  
**Sent:** 16 March 2024 20:38  
**To:** 1950 WYTHENSHAW BUS GARAGE  
**Subject:** FW: 137427/FO/2023 and 137428/LO/2023

---

**From:** David Lawless <david.lawless@manchester.gov.uk>  
**Date:** Wednesday, 13 March 2024 at 17:45  
**To:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Subject:** 137427/FO/2023 and 137428/LO/2023

Mr Makin,

1. No request has been made for an extension of time on either of these applications scheduled for a decision on 20/12/2023 and 18/12/2023.

Though technically those requests have to come from yourself you'll be more than aware that we tend to ask for such extensions. The lack of a request is more an oversight than anything else, I'll be more than happy for your to request such an extension on both applications.

Going forward it's worth noting that MCC will be limiting when we do this and will determine applications within the 8 or 13 weeks, but in this case given we are trying to find a viable solution to help safeguard the listed building it seems appropriate to do so, rather than refuse the applications outright..

2. A request for supporting information, regarding Highways matters, was made on 10/1/24 and this additional information was issued on 5/2/2024.

This has been forwarded to Highways colleagues, but only today. I had missed the original email as it lacked the application reference number and I hadn't realised it had been sent by your colleague. Apologies for that, as soon as Highways get back to me I shall be in touch.

3. There have been no further requests for information and our agreement to a meeting with officers was not followed up by yourselves.

I am more than willing to arrange such a meeting next week if senior colleagues are available. Feel free to let me know your availability and I shall liaise with the Section Planning Manager.

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning

PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>

**Sent:** 13 March 2024 11:45

**To:** David Lawless <david.lawless@manchester.gov.uk>

**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>; Nick Caunter <nick@aph.com>; markhannan@aph.com <markhannan@aph.com>

**Subject:** 137427/FO/2023 and 137428?LO?2023

You don't often get email from ray.makin@ateliermb.co.uk. [Learn why this is important](#)

Good morning, David,

For clarity, could you confirm that.

1. No request has been made for an extension of time on either of these applications scheduled for a decision on 20/12/2023 and 18/12/2023.
2. A request for supporting information, regarding Highways matters, was made on 10/1/24 and this additional information was issued on 5/2/2024.
3. There have been no further requests for information and our agreement to a meeting with officers was not followed up by yourselves.

Thanks,

Ray

Ray Makin

RIBA

Consultant

**Dave Tye**

---

**From:** Admin <admin@ateliermb.co.uk>  
**Sent:** 19 March 2024 21:07  
**To:** 1950 WYTHENSHAWE BUS GARAGE  
**Subject:** FW: 137427/FO/2023 - APH Car Park And The Astrodome Bradnor Road

---

**From:** David Lawless <david.lawless@manchester.gov.uk>  
**Date:** Tuesday, 19 March 2024 at 10:43  
**To:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Subject:** Fw: 137427/FO/2023 - APH Car Park And The Astrodome Bradnor Road

Ray,

Highway comments below:

**The updated trip generation assessment is acceptable and shows the site would not be expected to give rise to local operational issues.**

**They have confirmed that all shuttle-buses access and egress the site – however, can we ask for some clarification on the coaches which are shown to be parked on the highway? I'd request resurfacing works along Bradnor Road in the vicinity of the site (currently in very poor condition likely caused by turning buses but stationary heavy vehicles such as these have a big impact on surfacing).**

**These coaches should be parked within the site when not in service rather than on the highway.**



regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

\*\*\*\*\*

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](mailto: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](http://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](http://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.

\*\*\*\*\*

**Dave Tye**

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 19 March 2024 18:13  
**To:** David Lawless  
**Cc:** 1950 WYTHENSHAW BUS GARAGE; Nick Caunter; markhannan@aph.com  
**Subject:** Re: 137427/FO/2023 and 137428/LO/2023

Thanks, David,

I have read the Highway's Department comments and note their acceptance that there is no significant impact on traffic volumes. The suggestion that APH should pay for resurfacing is a bit rich, given the state of the roads in the area and the high volume of commercial and HGV traffic, but I will discuss it with our client. Generally, coaches are stored in the listed building and only those in service are not. Loading and unloading takes place on site and so there is only occasional parking on the highway and only for short periods of time.

I am awaiting comment from my client, but I think that it is safe to agree an extension of time to 19<sup>th</sup> April 2024 in respect of both applications.

Let me know if you need anything further.

Ray

Ray Makin  
RIBA  
Consultant



ARCHITECTURE + HERITAGE

SUITE 2A • AMAZON HOUSE • BRAZIL STREET  
MANCHESTER • M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051  
M 07739 865 210  
DD 0161 233 1698  
@ateliermb

Atelier MB Ltd, Registered Number: 08705242

---

**From:** David Lawless <david.lawless@manchester.gov.uk>  
**Date:** Tuesday, 19 March 2024 at 16:36  
**To:** Ray Makin <ray.makin@ateliermb.co.uk>

**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>, Nick Caunter <nick@aph.com>, markhannan@aph.com <markhannan@aph.com>  
**Subject:** Re: 137427/FO/2023 and 137428/LO/2023

Ray,

Did you get the Highway comments through ok?

Also, ok to extend the determination date until 19 April 2024?

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

---

**From:** David Lawless <david.lawless@manchester.gov.uk>

**Sent:** 19 March 2024 10:40

**To:** Ray Makin <ray.makin@ateliermb.co.uk>

**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>; Nick Caunter <nick@aph.com>; markhannan@aph.com <markhannan@aph.com>

**Subject:** Re: 137427/FO/2023 and 137428/LO/2023

Ray,

In terms of extending the applications, I would suggest 1 month for now. If we can agree a way forward then we'll probably need to extend it again for reconsultations etc.

Highway comments have been received but I'll forward them under a separate email.

In terms of the current proposal, let me have another chat with senior colleagues and I'll get back to you today/tomorrow.

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing

Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>

**Sent:** 14 March 2024 09:57

**To:** David Lawless <david.lawless@manchester.gov.uk>

**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>; Nick Caunter <nick@aph.com>; markhannan@aph.com <markhannan@aph.com>

**Subject:** Re: 137427/FO/2023 and 137428/LO/2023

Thanks for the response, David.

I have added my comments in red and I look forward to your earliest reply.

Thanks,

Ray

Ray Makin

RIBA

Consultant



SUITE 2A • AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051

M 07739 865 210

DD 0161 233 1698

@ateliermb

Atelier MB Ltd, Registered Number: 08705242

---

**From:** David Lawless <david.lawless@manchester.gov.uk>

**Date:** Wednesday, 13 March 2024 at 17:45

**To:** Ray Makin <ray.makin@ateliermb.co.uk>

**Subject:** 137427/FO/2023 and 137428/LO/2023

Mr Makin,

1. No request has been made for an extension of time on either of these applications scheduled for a decision on 20/12/2023 and 18/12/2023.

Though technically those requests have to come from yourself you'll be more than aware that we tend to ask for such extensions. The lack of a request is more an oversight than anything else, I'll be more than happy for your to request such an extension on both applications.

Going forward it's worth noting that MCC will be limiting when we do this and will determine applications within the 8 or 13 weeks, but in this case given we are trying to find a viable solution to help safeguard the listed building it seems appropriate to do so, rather than refuse the applications outright..

Could you indicate a timeframe that would cover an extension of time to a decision date? I have no idea how long you think it would take.

2. A request for supporting information, regarding Highways matters, was made on 10/1/24 and this additional information was issued on 5/2/2024.

This has been forwarded to Highways colleagues, but only today. I had missed the original email as it lacked the application reference number and I hadn't realised it had been sent by your colleague. Apologies for that, as soon as Highways get back to me I shall be in touch.

Noted

3. There have been no further requests for information and our agreement to a meeting with officers was not followed up by yourselves.

I am more than willing to arrange such a meeting next week if senior colleagues are available. Feel free to let me know your availability and I shall liaise with the Section Planning Manager.

It isn't that we are seeking a meeting per se, I was responding to the fact that you had suggested such a meeting back in January, but no such meeting was coordinated. I suppose the real issue is whether or not we are heading towards a decision in the near future and if a meeting would resolve any outstanding issues so that there can be an approval. It would be very helpful to have some clarity as to whether or not you are likely to approve these applications as submitted.

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council

Planning

PO Box 532

Town Hall

Manchester

M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>

**Sent:** 13 March 2024 11:45

**To:** David Lawless <david.lawless@manchester.gov.uk>

**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>; Nick Caunter <nick@aph.com>; markhannan@aph.com <markhannan@aph.com>

**Subject:** 137427/FO/2023 and 137428?LO?2023

You don't often get email from ray.makin@ateliermb.co.uk. [Learn why this is important](#)

Good morning, David,

For clarity, could you confirm that.

1. No request has been made for an extension of time on either of these applications scheduled for a decision on 20/12/2023 and 18/12/2023.
2. A request for supporting information, regarding Highways matters, was made on 10/1/24 and this additional information was issued on 5/2/2024.
3. There have been no further requests for information and our agreement to a meeting with officers was not followed up by yourselves.

Thanks,

Ray

Ray Makin

RIBA

Consultant



ARCHITECTURE + HERITAGE

SUITE 2A • AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051

M 07739 865 210

DD 0161 233 1698

@ateliermb

Atelier MB Ltd, Registered Number: 08705242

\*\*\*\*\*

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](mailto: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](http://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](http://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.

\*\*\*\*\*

\*\*\*\*\*

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](mailto: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](http://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](http://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.

\*\*\*\*\*

\*\*\*\*\*

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](mailto: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](http://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](http://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.

\*\*\*\*\*

**Dave Tye**

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 20 March 2024 14:18  
**To:** david.lawless@manchester.gov.uk  
**Cc:** Nick Caunter; markhannan@aph.com; 1950 WYTHENSHAW BUS GARAGE  
**Subject:** Re: 137427/FO/2023 and 137428/LO/2023

Hi David,

My client has reluctantly confirmed agreement to the extension of time. He has, however, asked me to advise you that the money allocated for these repair works is fixed and already badly eroded by inflation. Further delays will continue this erosion and so reduce the extent of the repair works. Suggestions like resurfacing public highways will further reduce the funds available and it is hoped that this is a condition that can be avoided. The deterioration continues at some pace and getting some decision by 19 April is imperative.

Thanks,  
Ray

Ray Makin  
RIBA  
Consultant



ARCHITECTURE + HERITAGE

SUITE 2A • AMAZON HOUSE • BRAZIL STREET  
MANCHESTER • M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051

M 07739 865 210

DD 0161 233 1698

@ateliermb

Atelier MB Ltd, Registered Number: 08705242

**Dave Tye**

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 05 April 2024 15:39  
**To:** david.lawless@manchester.gov.uk  
**Cc:** 1950 WYTHENSHAW BUS GARAGE; Nick Caunter; markhannan@aph.com  
**Subject:** 137427/FO/2023 and 137428/LO/2023

Dear David,

As there are only two weeks to go before the extension of time that was agreed ends, I thought that it might be prudent to ask if you believe that a decision notice will be issued before that date. For all the reasons outlined previously, our client is keen to get this work started to reduce further deterioration, with the accompanying increase in cost that will result.

I look forward to hearing from you as early as possible.

Ray

Ray Makin  
RIBA  
Consultant



ARCHITECTURE + HERITAGE

SUITE 2A • AMAZON HOUSE • BRAZIL STREET  
MANCHESTER • M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051

M 07739 865 210

DD 0161 233 1698

@ateliermb

Atelier MB Ltd, Registered Number: 08705242

**Dave Tye**

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 18 April 2024 19:03  
**To:** David Lawless  
**Cc:** Nick Caunter; markhannan@aph.com; 1950 WYTHENSHAW BUS GARAGE  
**Subject:** Re: 137427/FO/2023 - APH Car Park And The Astrodome. 137428/LO/2023 - The Astrodome

Thanks for your email, David.

Your voicemail box is full so I thought that I would email this response.

I have spoken to my client at some length. It seems strange that there should be continued opposition on the grounds of the effects of increased traffic movements when the traffic impact assessment, that you requested, clearly indicates how little that impact will be.

My client has confirmed that he supports the idea of a meeting with yourself and Des but my only availability between now and May 7<sup>th</sup> is on Monday or Tuesday (anytime), or Thursday afternoon, next week. Please let me know if anything can be arranged around those times.

At the risk of repetition, I just need to say that the listed building continues to deteriorate, costs are rising, and the budget is fixed. My client would like to make progress and, if that involves further delay, at appeal, the building will suffer.

I look forward to your early response.

Ray

Ray Makin  
RIBA  
Consultant



ARCHITECTURE + HERITAGE

SUITE 2A • AMAZON HOUSE • BRAZIL STREET  
MANCHESTER • M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051  
M 07739 865 210

DD 0161 233 1698  
@ateliermb

Atelier MB Ltd, Registered Number: 08705242

---

**From:** David Lawless <david.lawless@manchester.gov.uk>  
**Date:** Thursday, 18 April 2024 at 11:24  
**To:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Subject:** 137427/FO/2023 - APH Car Park And The Astrodome. 137428/LO/2023 - The Astrodome

Ray,

I have discussed the application further with the Strategic Planning and Project Lead (Des Jones) and the issues raised in my earlier email of 15 January 2024 are still pertinent.

While the proposed works (137428/LO/2023) to the Grade II\* listed building are acceptable, the concerns regarding the height and scale of the proposed car parking facilities on the opposite side of Harling Road (137427/FO/2023) and the number of additional cars attracted to the site still remain given the resultant impact upon local residents. Given our concerns and those raised by local residents and six ward members we do not feel in a position to place the planning application before the Planning and Highways Committee with a positive recommendation.

I am aware that I've previously offered to arrange a meeting with Des Jones and yourself to discuss the matter further and I apologise for not organising this sooner. If you could provide me with a number of dates/times next week or the week commencing 29 April, whichever is best, I'll book the room ensure Des and myself are available.

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

\*\*\*\*\*

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](mailto:dpo@manchester.gov.uk), and then permanently delete the email, attachments and all copies.

**Dave Tye**

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 31 May 2024 16:12  
**To:** des.jones@manchester.gov.uk; david.lawless@manchester.gov.uk  
**Cc:** 1950 WYTHENSHAWE BUS GARAGE; Nick Caunter; markhannan@aph.com  
**Subject:** Wythenshawe Bus Garage  
**Attachments:** Garage East side[80] copy.pdf; Garage West side[85] copy.pdf

Good afternoon, Des/David.

Following our meeting on 24<sup>th</sup> May I had expected, as agreed, to have guidance as to whether or not you will process these applications, recommended for approval, to the next available planning committee. APH Ltd are, as I explained, anxious to get the essential repairs undertaken before winter 2024. For the avoidance of doubt, I attach 2 photographs, taken yesterday, showing the condition of the roofs. You can compare these with the photographs included in the application package. The tree growth is almost entirely out of reach unless the building is scaffolded.

Under the circumstances, it seems reasonable to assume that silence indicates a negative response, and we will proceed to lodge an appeal next week.

Kind regards,  
Ray

Ray Makin  
RIBA  
Consultant



ARCHITECTURE + HERITAGE

SUITE 2A • AMAZON HOUSE • BRAZIL STREET  
MANCHESTER • M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051  
M 07739 865 210  
DD 0161 233 1698  
@ateliermb

Atelier MB Ltd, Registered Number: 08705242

**Dave Tye**

---

**From:** Admin <admin@ateliermb.co.uk>  
**Sent:** 09 June 2024 18:10  
**To:** 1950 WYTHENSHAW BUS GARAGE  
**Subject:** FW: astrodome

---

**From:** David Lawless <david.lawless@manchester.gov.uk>  
**Date:** Thursday, 6 June 2024 at 18:29  
**To:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Subject:** Re: astrodome

Ray,

The Assistant Director discussed the matter with the Director and as thought it won't be a scheme that we will be able to support. I'll put together the reasons next week and email them over so you have an idea of where we are going.

I'll also try and find time to chat with Paul about what work can be undertaken on the listed building itself.

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 04 June 2024 13:46  
**To:** David Lawless <david.lawless@manchester.gov.uk>  
**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>  
**Subject:** Re: astrodome

Thanks David,

I look forward to hearing from you later this week. We need some form of decision even if that is that you are not able to give a yes/no decision.

Thanks,  
Ray

Ray Makin  
RIBA  
Consultant



ARCHITECTURE + HERITAGE

SUITE 2A • AMAZON HOUSE • BRAZIL STREET  
MANCHESTER • M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)

T 0161 236 0051

M 07739 865 210

DD 0161 233 1698

@ateliermb

Atelier MB Ltd, Registered Number: 08705242

---

**From:** David Lawless <david.lawless@manchester.gov.uk>

**Date:** Tuesday, 4 June 2024 at 11:58

**To:** Ray Makin <ray.makin@ateliermb.co.uk>

**Subject:** astrodome

Ray,

Unfortunately, Des is on sick leave at the moment, hence the delay, but his boss has asked that I take the matter up with the Director when she's in on Wednesday, so once I've had that chat I'll let you know the outcome.

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

\*\*\*\*\*

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](mailto: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](http://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](http://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.

\*\*\*\*\*

\*\*\*\*\*

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](mailto: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](http://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](http://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.

\*\*\*\*\*

**Dave Tye**

---

**From:** David Lawless <david.lawless@manchester.gov.uk>  
**Sent:** 14 June 2024 10:58  
**To:** Ray Makin  
**Cc:** 1950 WYTHENSHAW BUS GARAGE; Nick Caunter; markhannan@aph.com; Andrew Burns  
**Subject:** Re: astrodome

Ray,

Yes, I'll arrange for the decision notice to be issued in the next couple of days, I will just need to run the reasons for refusal by senior colleagues then the decision notice can be issued.

regards

David Lawless,  
Senior Planner,  
Development Management South,  
Planning, Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council,

0161 234 4543

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Web address: [www.manchester.gov.uk](http://www.manchester.gov.uk)

---

**From:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Sent:** 10 June 2024 13:25  
**To:** David Lawless <david.lawless@manchester.gov.uk>  
**Cc:** 1950 WYTHENSHAW BUS GARAGE <1950WYTHENSHAWBUSGARAGE124@ateliermb.co.uk>; Nick Caunter <nick@aph.com>; markhannan@aph.com <markhannan@aph.com>; Andrew Burns <andrew.burns@ateliermb.co.uk>  
**Subject:** Re: astrodome

Hi David,

It's disappointing to find that we are not being supported but I understand the politics. It would be very helpful if you could advise, as soon as possible, whether or not you intend to issue a formal refusal notice or if you are simply unable to reach a decision and cannot take the proposals to committee.

We have to do something soon to protect this building from further decay.

Regards,  
Ray

Ray Makin  
RIBA  
Consultant



ARCHITECTURE + HERITAGE

SUITE 2A • AMAZON HOUSE • BRAZIL STREET  
MANCHESTER • M1 3PW

[www.ateliermb.co.uk](http://www.ateliermb.co.uk)  
T 0161 236 0051  
M 07739 865 210  
DD 0161 233 1698  
@ateliermb

Atelier MB Ltd, Registered Number: 08705242

---

**From:** David Lawless <david.lawless@manchester.gov.uk>  
**Date:** Friday, 7 June 2024 at 07:53  
**To:** Ray Makin <ray.makin@ateliermb.co.uk>  
**Subject:** Automatic reply: astrodome

I am on leave and shall return to the office on 10 JUNE 2024

\*\*\*\*\*  
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](http://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](http://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.  
\*\*\*\*\*

\*\*\*\*\*  
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](http://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](http://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.  
\*\*\*\*\*