



MANCHESTER CITY COUNCIL

Growth & Development

Planning Department

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MEMORANDUM

From	Lorraine Ward			To	Max Gibson		
	Access Officer				Assistant Planner		
	Heritage and Design Team				Development Management (Central)		
Your Ref	CDN/23/0040/ FO/2022	Our Ref	CDN/23/0040/ PM/lw	Date	7 th June 2023	Ext	34598

Re: **CDN/23/0040 Discharge of Condition 5 (Disabled Access)
attached to 135169/FO/2022**

Location: **82 Silk Street, Manchester, M4 6BJ**

Thank you for giving me the opportunity to comment on the above scheme. As the scheme is one in which the City Council does not have an interest, I would encourage the applicant to meet the guidance contained in the following documents: - Approved Document Part M, Manchester City Council's Design for Access 2 (DfA2) manual; the Equality Act 2010.

My comments were based on the following documents:

Dwg HAD3443-01 Location and Site Plan

Dwg HAD3443-02 Existing Plan and Elevation

Dwg HAD3443-03 Proposed Plan and Elevation

External Area

- There are no external areas on this application
- Please confirm that the entrance is flush and step-free to avoid any trip or fall hazards.

Internal Area

Access to lower ground floor

- Currently there is only stepped access to this area and there is no provision for disabled access.
- A potential solution depending on the available dimensions, could be a platform lift from ground level to the lower ground level utilising the understairs space where the proposal is to store waste products.

Waste storage

- The size of the unisex WC could be reduced to 2200mm in length without compromising access.
- The new storage area could be created adjacent to the kitchen area.

Added value

- The installation of a platform lift; whilst not a popular choice could add value to the scheme and ensure that independent access is created for disabled people unable to use the stairs.

These comments are by no means exhaustive, and if the scheme is revised, will need to be reviewed.

If you require any further information, please do not hesitate to contact Lorraine Ward on extension 34598.

Paul Mason
Heritage and Design Manager
Heritage and Design Team
Planning, Building Control and Licensing
Growth and Development Directorate