* email submission only*

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

23rd October 2023

Our Ref: 727/C/NH/231023

Re: Non-material Amendment Application No.2 65-67 Old Market Street Blackley, Manchester – Planning Letter

Dear Sirs,

The letter accompanies a Non-Material Amendment application for the above titled property, which originally secured planning approval under application 126507/FO/2020, which was approved on the 20th October 2020.

There is a potential fire risk with the original design as the proposed third floor windows were designed level with the gutter of the main roof. There are a number of mature trees adjacent the site and for which leave will accumulate in the gutters around the building. As the eaves level is some distance from the ground level being on the third floor, cleaning and maintenance will be difficult to carry out on a regular occurrence.

The leaves will therefore have time to dry out within the gutter and with the gutters being level with the window opening on the original design. Rubbish will also more than likely be discarded into the gutter from the tenants as they will have the opportunity to do so. They would also have the opportunity to discarded a lit cigarette into the gutter, which poses a real fire risk for the building.

Therefore we have discussed this matter with the end user and client, Jigsaw Group, and we have suggested that the eaves level be raised above the window openings to mitigate against this and remove the potential fire risk.

The proposed level of the eaves would be above the previously approved window head, and for which the window positions would remain unchanged, as would the overall height of the building with the main flat roof being no higher than originally proposed.

A non combustible dark grey cladding board is proposed to the upper section of the external wall from the previous height of the eaves to the new height of the eaves to mimic the dark grey roof tiles of the pitched roof section and soften the increase in eaves level.

With the eaves level being raised above the window level, this would also enable the gutter line to be taken straight across all elevations of the building instead of between the windows. This would result in rainwater pipes only being required at each end of the building and not between every window as per the original approved design. This also reduces the required maintenance for the building.

As stated above, the overall height of the building does not change from the originally proposed height. Only the eaves level is proposed to be increased for the reasons outlined above.

Please find included in the Non-material amendment application relevant amended drawings as follows:

727-PL.3.01 Proposed Rear Elevation Rev.A1

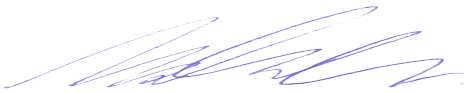
727-PL.3.02 Proposed Rear Elevation Rev.A1

727-PL.3.03 Proposed Side Elevation Rev.A1

We trust the enclosed is satisfactory but should you require any further information, please do not hesitate to contact me regarding this matter.

With kind regards

Yours sincerely



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