

RE: 138366/FO/2023 - Worsley Mill Blantyre Street, Manchester

James Ketley <james@euankellie.co.uk>

Thu 23/11/2023 12:42 PM

To: Jack Naven <jack.naven@manchester.gov.uk>

 2 attachments (654 KB)

ufm46_Follow-up_letter_to_invalid_application.pdf; Worsley Mill Updated Covering Letter 23 November 2023.pdf;

Hi Jack,

Hope all is well with you. Following our 'phone call last week regarding the above, please find attached an updated covering letter, which now includes a section on noise / amenity on Page 4.

I trust that this will enable the application to be validated, however please do not hesitate to contact me if you have any questions.

Kind regards,

James Ketley MRTPI

Associate Director

Euan Kellie Property Solutions

Neo, 9 Charlotte Street, Manchester, M1 4ET

Mobile. 07300 806 110 | Email. James@euankellie.co.uk

Web. www.euankellie.co.uk | 'X' @EKPSNews

LinkedIn. www.linkedin.com/in/james-ketley

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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: Wednesday, November 15, 2023 9:59 AM
To: James Ketley <james@euankellie.co.uk>
Cc: Planning <Planning@manchester.gov.uk>
Subject: Re: 138366/FO/2023 - Worsley Mill Blantyre Street, Manchester

Hi James,

Sorry about missing your call, I don't work Tuesday at the moment due to compressed hours.

Yeah, no problem to chat at 11:30 if that works for you.

I'll take a look in to what happened with the validation of the application, I was not in the day that this was reviewed in validation and the invalid letter sent out.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team
Planning, Building Control & Licensing - Growth and Development Directorate

Manchester City Council

Please note that Tuesdays are a non-working day for me.

Notice of upcoming leave:

17th November 2023

27th November 2023

6th December 2023

13th December 2023

Tel: 0161 219 2095

Email: jack.naven@manchester.gov.uk

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: James Ketley <james@euankellie.co.uk>

Sent: 15 November 2023 9:55 AM

To: Jack Naven <jack.naven@manchester.gov.uk>

Cc: Planning <Planning@manchester.gov.uk>

Subject: FW: 138366/FO/2023 - Worsley Mill Blantyre Street, Manchester

Morning Jack,

Hope you are good. I left you a voicemail yesterday to see if we could have a quick catch-up on Worsley Mill. Are you free after 11.30am today for a quick 'phone call please?

Many thanks,

James

James Ketley MRTPI

Associate Director

Euan Kellie Property Solutions

Neo, 9 Charlotte Street, Manchester, M1 4ET

Mobile. 07300 806 110 | Email. James@euankellie.co.uk

Web. www.euankellie.co.uk | Twitter. @EKPSNews

LinkedIn. www.linkedin.com/in/james-ketley

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From: James Ketley

Sent: Monday, November 13, 2023 5:29 PM

To: planning@manchester.gov.uk

Cc: Jack Naven <jack.naven@manchester.gov.uk>; Ellie Philcox <Ellie@euankellie.co.uk>

Subject: 138366/FO/2023 - Worsley Mill Blantyre Street, Manchester

Good afternoon,

138366/FO/2023 - Worsley Mill Blantyre Street, Manchester, M15 4LG

Elevational alterations consisting of recladding elements of existing building and replacement of existing balconies

Many thanks for sending through the attached invalid letter for the above application.

We were, however, slightly surprised to receive it, given that we had scoped out the list of documents to submit with the case officer prior to submission (please see attached).

In particular, the request for a Noise Impact Assessment does not appear to be proportionate or relevant to the nature of the works. The original permission for Worsley Mill (ref: 062191/FO/CITY3/01) did not appear to consider noise ingress into apartments as a significant issue as there are no conditions that require particular noise standards to be met etc., as would typically be seen. Notwithstanding this, the application represents a straight replacement of the existing zinc cladding with new, fire safety compliant zinc cladding. Consequently there will be no material reduction in the building's noise insulation properties. Indeed, there may even be an improvement given that the detailed sections submitted with the application show that, if anything, noise ingress to apartments will be reduced given that additional insulation is set to be installed as part of the works.

Whilst the proposed works are modest in scale, they are of great importance as they will provide residents with the comfort that the building is constructed in fire safety compliant materials. Therefore, to assist with this project moving forwards, we would respectfully ask that you discuss the matter further with Jack Nevan, with a view to reconsidering the need for a Noise Assessment. The architect is in the process of producing the requested cross-sections but we would ask that the application is validated in the meantime please to get the process up and running.

Please do not hesitate to give me a ring if it would assist to discuss the application further by 'phone.

Kind regards,

James Ketley MRTPI
Associate Director

Euan Kellie Property Solutions
Neo, 9 Charlotte Street, Manchester, M1 4ET

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Web. www.euankellie.co.uk | Twitter. @EKPSNews
LinkedIn. www.linkedin.com/in/james-ketley

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