

RE: 136368/AO/2023 Application

Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Tue 06/06/2023 9:32 AM

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

Hi Jack,

I've been advised that the solar film installation should be complete by the 14th June, do you have any availability on the 15th or 16th June to come to site and take a look?

We're happy to agree to the extension of time until tomorrow. Did you get chance yesterday to discuss the sign with Dave and Jen?

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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Mobile: +44 (0)77 95617 265

sarah.myers@cushwake.com

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From: Jack Naven <jack.naven@manchester.gov.uk>**Sent:** 02 June 2023 16:43**To:** Sarah Myers/GBR <Sarah.Myers@cushwake.com>**Subject:** Re: 136368/AO/2023 Application

External Mail

Good afternoon Sarah,

Apologies for not responding yesterday, just been waylaid by a lot of stuff on my return.

Regarding the solar film, no worries on that front. I had put a time in provisionally with Paul but it was only provisional. I don't suppose you happen to have an update on this front by any chance since yesterday do you as to when it will be available?

Many thanks for confirming the luminance levels and the limit of 24 events. I have not been able to get around to issuing the decision by today, could you please agree to the extension until Wednesday

7th June and we shall get the decision issued for then?

As for the sign, with various people being off the last week on different days (myself included), I will have to liaise with both Dave and Jen on Monday and come back to you regarding the signage.

Kind Regards

Jack Naven

Assistant Planning Officer

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

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: Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Sent: 01 June 2023 4:33 PM

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

Subject: RE: 136368/AO/2023 Application

Hi Jack,

Sorry I know I only emailed you this morning regarding the terrace lighting but I wanted to check if yourself and Jen had managed to catch up with Dave yet regarding the sign and our position on this?

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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From: Sarah Myers/GBR
Sent: 01 June 2023 08:34
To: Jack Naven <jack.naven@manchester.gov.uk>
Subject: RE: 136368/AO/2023 Application

Morning Jack,

Just so you're aware there has been a delay to the solar film sample being installed this week so it unfortunately won't be available on site to view yet, apologies if you had already arranged a time with Paul for tomorrow. The team are looking to arrange this for as soon as possible so once I have a revised date I will let you know.

In terms of the terrace lighting, the team have confirmed that the lights have a ULOR of 0.03 and a luminance of 10 cd/m2. We are happy to agree to a limit of 24 events on the terrace as part of the planning condition.

If you need anything further please let me know.

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 26 May 2023 15:56
To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Subject: Re: 136368/AO/2023 Application

External Mail

Good afternoon Sarah,

Paul Mason is on leave today so will have to come back to you next week on a date to view the Solar film sample, hopefully we can arrange to view on Friday 2nd June but I'll have to make sure Paul doesn't already have a day full of meetings booked for that day.

So there won't be any conditions to discharge, but there will be some standing conditions which I will detail below

Luminance:

External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. Illuminated Signage and lighting shall not exceed 300cd/m2 and shall only be illuminated during hours agreed with MCC as local planning authority.

Hours of Use

The terrace shall only be used between the hours of 07:00 to 22:00

In addition to this, as was discussed on site and in our most recent teams meeting, we will need to add a condition agreeing to a limit of how many events can be held on the terrace out of standard working hours. Could you please confirm with your client how many they would anticipate? I think an average of two a month was floated? So maybe 24 a year?

For the benefit of our Highways Services department, could you please get confirmation that these new proposed terrace lights have a ULOR (Upward Light Output Ratio) of 0.05 or lower and could you also confirm the luminance of them express in cd/m2?

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team
Planning, Building Control & Licensing - Growth and Development Directorate
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From: Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Sent: 26 May 2023 9:18 AM

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

Subject: RE: 136368/AO/2023 Application

Morning Jack,

I've also been informed this morning that the solar film samples should be installed on site by the 1st June. If you could let me know availability from your end to view the samples, the project team will make sure there is someone available on site to discuss with you.

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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From: Sarah Myers/GBR**Sent:** 25 May 2023 17:08**To:** Jack Naven <jack.naven@manchester.gov.uk>**Subject:** RE: 136368/AO/2023 Application

Hi Jack,

Thanks for the update, I'm glad we have been able to agree a solution on the lighting. We're happy to agree to the extension of time, will there be any conditions attached to the consent that require discharging?

Noted on your discussions on the sign and look forward to hearing from you on that once you have spoken to Dave.

Kind regards,

Sarah

Sarah Myers MRTPI

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From: Jack Naven <jack.naven@manchester.gov.uk>**Sent:** 25 May 2023 16:42**To:** Sarah Myers/GBR <Sarah.Myers@cushwake.com>**Subject:** Re: 136368/AO/2023 Application

External Mail

Good afternoon Sarah,

Many thanks for the updated drawings for the external terrace lighting for 136367/FO/2023. We very much appreciate the work that has put into this to find an agreeable solution.

The drawings all appear to show what has been agreed upon. I will be on leave for most of next week, can we please agree on an extension of time on this one until Friday 2nd June and then we should be able to issue an approval for this application?

Regarding the advertisement consent, me and Jen will have to discuss with the Deputy Head of our department, Dave Roscoe, as we have been keeping him up to date on the developments with this important building. I will come back to you as soon as we have discussed Natwest's stated position that you outlined in the email trail below on Tuesday.

Many thanks again for all your work so far regarding these applications.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team
Planning, Building Control & Licensing - Growth and Development Directorate
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From: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Sent: 24 May 2023 11:53 AM
To: Jack Naven <jack.naven@manchester.gov.uk>
Subject: RE: 136368/AO/2023 Application

Hi Jack,

Apologies I also meant to send through the updated drawings for the terrace lighting too yesterday. If you need anything further on this just let me know.

Kind regards,

Sarah

Sarah Myers MRTPI

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From: Sarah Myers/GBR**Sent:** 23 May 2023 15:58**To:** Jack Naven <jack.naven@manchester.gov.uk>; Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>**Subject:** RE: 136368/AO/2023 Application

Hi Jack, Jennifer,

Apologies for the delay in coming back to you on this.

The project team appreciate the time that has been spent at the Councils end to suggest alternative design solutions for the proposed sign, however NatWest have confirmed that they cannot provide approval to amend the sign any further than what has already been proposed. As we've discussed previously, the 'squircle' element of the logo is one of 2 key elements that ensure the branding is displayed correctly as per the branding guidelines attached. Given the compromise that has already been made in relation to the colour scheme of the sign, NatWest are concerned that any further amendments would take the sign too far from their established brand and having their logo displayed incorrectly is not acceptable across any of their channels.

As you are aware the refurbishment of the building is a significant investment for NatWest and the sign is a key part of this investment and their aim to create a strong presence within the City Centre to encourage staff back into the office and into the City. We appreciate the sensitivities of the site and the location of the sign which is why the brand team have designed a bespoke solution specifically for this building. However to provide the triangle element of the logo on its own in a neutral colour scheme would result in a sign that isn't easily recognisable as NatWest and doesn't achieve the presence that NatWest are looking to create. NatWest could therefore not justify the significant cost of the sign if it could only be provided on that basis.

One option that the design team have suggested is the possibility of reducing the sign from 3.5m2 to 3m2 and attaching the sign to a rail at the top and bottom of the squircle, this would assist with the issue of exposed brackets but would also provide a smaller sign too.

If the option suggested above isn't acceptable we would be grateful if you could reconsider the current design solution that has been proposed, bearing in mind the compromise that has already been made to provide a bespoke solution.

Kind regards,

Sarah

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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 23 May 2023 08:59
To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Subject: Re: 136368/AO/2023 Application

External Mail

Morning Sarah,

Many thanks for the update. Look forward to reading the response.

Kind Regards

Jack Naven

Assistant Planning Officer

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

Tel: 0161 219 2095

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From: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Sent: 23 May 2023 8:12 AM
To: Jack Naven <jack.naven@manchester.gov.uk>
Subject: RE: 136368/AO/2023 Application

Hi Jack,

Hope you enjoyed your time off at the end of last week. I was hoping to be able to come back to you by now on the sign however this has been slightly delayed as a few people from the NatWest branding team have been on leave. I am expecting an update today/tomorrow and will come back to you as soon as possible.

Kind regards,

Sarah

Sarah Myers MRTPI

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From: Sarah Myers/GBR

Sent: 17 May 2023 14:42

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

Subject: RE: 136368/AO/2023 Application

Hi Jack,

Yes we are actively working on this at the moment so hope to be able to respond soon, noted that you are on leave on Friday.

Kind regards,

Sarah

Sarah Myers MRTPI

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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 17 May 2023 13:17
To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Subject: Re: 136368/AO/2023 Application

External Mail

Afternoon again Sarah,

Just to clarify, we would like to hear the feedback on the advertisement as soon as possible given that we are now past the determination date for this project.

As stated in the previous email, if anything is sent over Friday, I'll pick it up immediately on Monday.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team
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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
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From: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Sent: 17 May 2023 8:51 AM
To: Jack Naven <jack.naven@manchester.gov.uk>
Subject: RE: 136368/AO/2023 Application

Hi Jack,

Thanks for the feedback, that's good news that we are hopefully working towards a position where the lighting can be approved. I can confirm that the drawing we shared is based on the 3m high option. I have asked the project team to confirm on the distance any lights can be seen over the parapet edge and they will also update the drawing too so it makes reference to the height of the lights and their position on the terrace. Once I have this information I will send it across.

We are still considering your comments regarding the sign and I hope to come back to you on this shortly.

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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From: Jack Naven <jack.naven@manchester.gov.uk>**Sent:** 15 May 2023 16:26**To:** Sarah Myers/GBR <Sarah.Myers@cushwake.com>**Subject:** Re: 136368/AO/2023 Application

External Mail

Good afternoon Sarah,

I think we're mostly good on the lighting proposals. The drawing you sent (RBF62-MLA-XX-XX-DR-A-PL-133), I assume this is with the terraces lights at three metres as we discussed in the teams meeting and not at the four metres originally proposed?

Obviously this is a long distance view of the lights, which is most helpful, do you have confirmation of at what distance any of the lights can be seen over the parapet edge?

Overall, the proposals look good, we would need the NORTHERN ELEVATION-PILLAR LIGHTS TERRACE (NORTHERN ELEVATION-PILLAR LIGHTS TERRACE) to confirm the 3 metres heights and the latest positioning of the terrace lights.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team

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From: Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Sent: 15 May 2023 2:24 PM

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

Subject: RE: 136368/AO/2023 Application

Hi Jack,

Thanks for providing further feedback on the sign, I will need to go away and discuss this with the project team.

Appreciate you were off on Friday afternoon but did you have chance to re-consider the lighting proposals?

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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

Sent: 12 May 2023 12:30

To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Cc: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Subject: Re: 136368/AO/2023 Application

External Mail

Good afternoon Sarah,

We have now had the opportunity considered the signage proposals further. Whilst we note your client's desire to re-use the previous fixings, the primary objective is to ensure that the signage is appropriate for this building and the location of Spinningfields. We welcome the progress made to date in terms of a more bespoke signage solution. However, the fixing of the logo boxes to a backing panel would not be acceptable from our perspective.

We note that some form a differentiation in colour is required behind the logo boxes to ensure that the Natwest branding is legible and understood. To that end, we would welcome the opportunity to explore with you whether the existing cladding panels could be painted in their entirety to provide a contrast rather than the use of backing board. We envisage that all the panels would be painted and the logo boxes fixed.

I would be grateful if you could consider the above further. I will look forward to hearing from you.

I will be on leave this afternoon, but will take a look at the terrace lighting you have sent over yesterday and respond on Monday regarding that.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team
Planning, Building Control & Licensing - Growth and Development Directorate
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From: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Sent: 11 May 2023 3:41 PM
To: Jack Naven <jack.naven@manchester.gov.uk>
Subject: RE: 136368/AO/2023 Application

Hi Jack,

Further to our meeting on the 2nd May we have now prepared the attached viewpoint drawing requested to show the lighting view from street level. In terms of hours of use NatWest expect to use the terrace 3 times/month for 6 months during spring/summer, equating to a total of 18 times a year. Outside of any events they may hold the terrace lighting is likely to be used by staff on an ad hoc basis as and when it is needed.

During our meeting we also discussed the proposed sign and you were going to go away and have a further think about this, do you have any further comments on this now?

The programme for these items is now becoming quite critical so we would be grateful for any feedback at the earliest opportunity.

Kind regards,

Sarah

Sarah Myers MRTPI
Senior Planner, Planning, Development & Strategic Advisory

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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 21 April 2023 12:33
To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Subject: Re: 136368/AO/2023 Application

External Mail

Good afternoon Sarah,

So, it looks like we're going to have some issues with both Jen and Paul being able to arrange a call/teams meeting that they can both attend, due to them both being on leave over the upcoming couple of weeks.

I've discussed with them and we've agree that it would be more beneficial for me and Jen to be involved rather than Paul. Jen is on leave next Thursday and Friday though, so if we could arrange something for the afternoon of Tuesday 2nd May, that would be most ideal.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team
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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
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From: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Sent: 19 April 2023 4:14 PM
To: Jack Naven <jack.naven@manchester.gov.uk>
Subject: RE: 136368/AO/2023 Application

Thanks Jack, I'll consider your comments with the team and come back to you. I'm not sure if you saw my separate query below regarding the proposed external stickers for pride and whether you had any feedback on this?

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 19 April 2023 10:34
To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Subject: Re: 136368/AO/2023 Application

External Mail

Good afternoon Sarah,

Apologies, for the delay in responding.

My easter was great, hope your Easter was good as well.

Thank you for sending over this revised signage proposal. First of all, I think it's a definite improvement. In terms of the neutral colour scheme and blending in with the building, this is definitely a step in the right direction of what we would be looking for. We are not overly pleased with the silver back panel for the logo and would prefer to have just the central logo on the existing elevation without the back panel. I can see the brackets you are referring to from the pictures I took when on site (see below), do you have any direct information as to the difficulties of removing these brackets without taking down the existing cladding? Was an option reviewed to have just the central logo, without the back panel, part placed on the elevation as the same size to the previous RBS logo? How feasible would that solution be to place on the existing brackets and how many of these

brackets would have to be removed/modified to incorporate the different size and style logo of Natwest? We are more than happy to have the logo be the same size as the RBS one.



In regard to the terrace, just to be clear, we fully support opening up the terrace to the staff and have no objections to the principle of having lighting on the terrace. It's just a question of making sure that the lighting that is approved is not seen as to impact the visual amenity of the building itself or the surrounding street scene.

Completely understand that the bollard lights that were in place provided only minimal circulation light levels which would not be suitable for what the terrace could be proposed for. Obviously dimming to follow any lighting levels limitations is ideal.

I think the major concerns we have a firstly the visual clutter the terrace lights will cause, as the ones proposed do have multiple heads on them which causes visual clutter. Would it be possible to consider some pillar lights with less clutter in terms of having multiple heads? We also would be concerned about the visibility of the actual pillar lights from the ground level, so is it possible to have the pillars either be shorter or to be moved slightly further in so they are less visible from the ground level?

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team
Planning, Building Control & Licensing - Growth and Development Directorate
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From: Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Sent: 14 April 2023 2:19 PM

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

Subject: RE: 136368/AO/2023 Application

Hi Jack,

I wanted to check if you had any feedback on the revised signage proposals and the rationale for the terrace lighting I shared earlier this week?

Just separately to this, NatWest have shared proposals with me for some stickers they would like to apply externally to the eastern elevation of the building for a temporary period (end of May – end of June). Please see the design attached. I've reviewed the advertisement regulations and don't consider this to fall under the definition of an advertisement and given its temporary nature I also don't consider it would require planning permission but I would be grateful for your thoughts on this?

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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From: Sarah Myers/GBR

Sent: 12 April 2023 09:38

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

Subject: RE: 136368/AO/2023 Application

Morning Jack,

Hope you had a good break over Easter?

Following the feedback you provided last week the project team have undertaken further work on the signage proposals to address the Council's concerns. Firstly, in terms of the comments raised regarding the size of the sign, the team have confirmed that the current proposal is actually smaller than the previous RBS signage, however it sits on a floating back panel, the purpose of the back panel is to conceal the fixings of the previous sign. For comparison, the RBS sign was 3000mm x 3000mm and our soft square back plate is 3500mm x 3500mm. A same sized (3m x 3m) square would not cover the brackets from the previous sign and the legacy brackets are not easily removed without taking down the existing cladding which would be at a significant cost.

We have looked into a more neutral colour scheme for the sign and I have attached the current proposals which the design team are considering. We'd be grateful for any comments you may have on this and whether you would consider this design acceptable?

In terms of the terrace lighting, the project team have considered the concerns raised and have provided the following rationale to support the current proposals:

The existing Terrace was previously unused by the tenant client, with the current proposed scheme the external Terrace becomes an integral part of the NatWest fitout. The terrace will sit adjacent to the building's new staff café on level 7 and therefore the opportunity is there for staff to utilise the terrace with new external furniture and substantial amounts of biophilia as well as providing access to fresh air and sunlight.

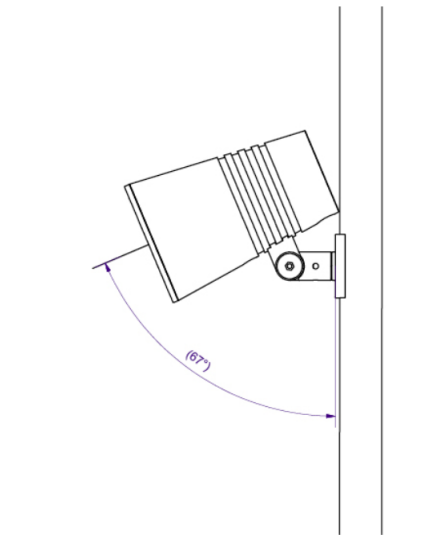
To make use of the terrace it's necessary to provide appropriate lighting, the legacy lighting on the existing Terrace, was a single line of 4no. 1m tall bollard lights which only provided minimal circulation light levels not appropriate for the intended utilisation.

We need a solution that provides suitable lighting to illuminate the table surfaces and allow staff to safely circulate around the terrace. As such a pillar light arrangement with fixed downward facing light heads was deemed the most appropriate way to deliver the minimal number of pillars and head fittings.

The low-level bollard type fittings as were existing don't readily provide this lighting arrangement.

The light fittings at the head of the pillars can be locked in a downward position thus avoiding any risk of these fittings pointing away from the building or indeed skyward. The fittings would be focused and concentrated on the Terrace to allow staff to use the Terrace on darker days and into the evenings, as can be seen in the image below, the fitting has a limiting angle to prevent upward light output.

The proposed luminaires can also be dimmed therefore adjustments to the lighting levels can be made once installed to follow any lighting level limitations.



Please let me know your thoughts on the above once you have had chance to consider.

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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Mobile: +44 (0)77 95617 265

sarah.myers@cushwake.com

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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 06 April 2023 14:08
To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Subject: Re: 136368/AO/2023 Application

External Mail

Good afternoon Sarah,

I've received a response from Environmental Health regarding the LCD advertisement screen.

They would advise the hours to run from 07:00 to 23:00. If the screens are to be run 24/7, Environmental Health hope that the LCD screen will comply with the luminance and glare advised previously so as not to cause too much light pollution.

Kind Regards

Jack Naven

Assistant Planning Officer

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

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: Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Sent: 05 April 2023 12:47 PM

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

Subject: RE: 136368/AO/2023 Application

Thanks Jack, no problem, that's helpful to know. Just one other thing, please can you also confirm which part of the regulations can be used for deemed consent for the advertisement, is it Class 12 you would consider the sign to fall under?

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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

Sent: 05 April 2023 12:30

To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Subject: Re: 136368/AO/2023 Application

External Mail

Good afternoon Sarah,

Yeah you're totally right on that one, that's slipped my mind when replying. So yes, just to confirm, the management strategy won't be required anymore as the digital display will not be part of either application.

Kind Regards

Jack Naven

Assistant Planning Officer

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

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: Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Sent: 05 April 2023 12:22 PM

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

Subject: RE: 136368/AO/2023 Application

Hi Jack,

No problem about the delay, thank you for coming back to me. Please can I just check on what is required for the management strategy, we had assumed this was a requirement for the digital advertisement rather than the terrace lighting as it was noted in the original recommended condition. If the digital advert is being removed from the application what would the strategy need to cover?

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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sarah.myers@cushwake.com

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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 05 April 2023 11:32
To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Subject: Re: 136368/AO/2023 Application

External Mail

Good morning Sarah,

Apologies about the delay in responding, I've been dealing with an appeal the past couple of work days which has entirely taken up my time.

Please see our comments on both the lighting and signage application which are currently under consideration.

Terrace Lighting.

We welcome the re-opening of the roof terrace as it would offer important outdoor space to the office development and we note that lighting would form an important part of that. We have considered application 136367/FO/2023 and would welcome a review of the options appraisal which determined the lighting for the terrace. Our concern at this time, is the lighting columns do not complement the appearance of the development and there is insufficient information on luminance of the lighting and the impact this would have on the adjacent heritage asset (a grade I listed building). We wish to consider with you a more modest and discrete lighting solution that provides the terrace with an appropriate level of luminance for its use whilst ensure there is not unacceptable lighting glare or brightness.

Please can you provide the luminance of the terrace lighting currently proposed? Our Highway Services team have also advised as part of their consultation that the lighting proposed for the roof top terrace should be designed to ensure an ULOR (Upward Light Output Ratio) of 0.05 or lower.

Once we have agreed on an appropriate lighting solution, a verification report would be required to ensure that it operates within the agreed limits. I also welcome your comments that a Management Strategy would be submitted as part of this application.

Internal Elevator Lighting.

As this lighting is internally illuminated, it will not require Planning permission and so can also be removed from the application. It would be advisable to not have this lighting exceed 300cd/m² though so as not to cause any light pollution which Environmental Health might take issue with.

Signage

Regarding the high level sign, the original RBS sign that was approved under Planning application 070762/AO/2004/C1 was a bespoke signage solution for the building, responding to the high quality facade and architecture of the building.

The currently proposed NatWest logo is more standard and contrasts with the architecture, design and materiality of the building. The proposed logo is also larger and covers more of the cladding than the previous logo. Please see a Google street view of the previous RBS logo below, compared to the proposed Natwest one to the right.



We would invite you to review this again further to determine if a similar high quality logo can be prepared in this instance.

LCD Advert

Regarding the internal digital LCD advert, looking at the advertisement regulations, as this LCD is internal, this actually does not require permission and is covered under deemed consent, so it can be removed from both the advertisement consent and planning applications.

The luminance and lighting would still have to comply with light levels and be sure not to cause any light pollution, but this would be entirely an Environmental Health issue and not a Planning issue. I have included below the conditions Environmental Health propose for external LCD screens that do require advertisement consent. I'd advise to follow these to make sure no light pollution is involved.

- a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.
- (b) No individual advertisements shall be displayed for duration of less than 10 seconds.
- (c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.
- (d) The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels.
- (e) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.
- (f) The maximum luminance level of the advertisements displayed on the panel and the illuminated background shall not exceed 300 cd/m2.
- (g) A report shall be provided to confirm details of how the screen can be monitored remotely for faults and also adjusted remotely should complaints be received. The report shall include a management strategy which details frequency of inspection, testing and confirms how faults are reported or non compliance with the agreed luminance level and what action is taken (i.e. screen shuts down)

I have also enquired with Environmental Health whether they believe it is acceptable to run the advert 24/7, I will come back to you when I have an answer back from them on this.

Feel free to give me a call if anything needs clarifying.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team
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Tel: 0161 219 2095

Email: jack.naven@manchester.gov.uk

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

From: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Sent: 04 April 2023 8:05 AM
To: Jack Naven <jack.naven@manchester.gov.uk>
Subject: RE: 136368/AO/2023 Application

Hi Jack,

Sorry to chase but NatWest are keen for an update, particularly on any further feedback you have on the lighting and advertisement proposals?

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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sarah.myers@cushwake.com

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From: Sarah Myers/GBR
Sent: 30 March 2023 09:01
To: Jack Naven <jack.naven@manchester.gov.uk>
Subject: RE: 136368/AO/2023 Application

Morning Jack,

I wanted to follow up on the below to confirm your thoughts on the recommended condition for the verification strategy and whether it is necessary in the context of the scale of the application?

Have you also had time to consider the lighting and advertisement proposals in full now? It would be helpful to have detailed comments as soon as possible so we can start looking into this.

Finally, in terms of the proposed hours of use for the digital advertisement, NatWest are likely to want this to be running 24/7 which we would consider to be reasonable given its position within the building and location within the City Centre. Please can you get thoughts on this from your colleagues in Environmental Health? Just to note as well on the Management Strategy that has been requested as part of the recommended condition (part (g)), we are in the process of preparing this at the moment and will provide this during the course of the determination period to avoid having to submit a subsequent condition for discharge.

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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From: Sarah Myers/GBR**Sent:** 24 March 2023 15:58**To:** Jack Naven <jack.naven@manchester.gov.uk>**Subject:** RE: 136368/AO/2023 Application

Hi Jack,

Thanks for your time and Jennifer's and Paul's yesterday with the visit on site, we all found it very useful. As discussed we will arrange for further samples to be provided on site on a larger display so Paul can get a better idea of visual impact. Once I have an idea on timescales I will let you know.

I have shared the recommended conditions with the team as well as the hours of use on the lighting. I wanted to confirm in the first instance though whether you consider the recommended condition on the verification strategy necessary for a proposal of this scale? We are only proposing four lights and I'm not sure how much detail we could provide in a verification report that would differ from the specification already issued?

It would also be helpful if you are able to provide detailed commentary on the full extent of the proposals at the earliest opportunity so we can look to address some of the concerns we touched on yesterday.

Kind regards,

Sarah

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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 23 March 2023 16:42
To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Subject: Re: 136368/AO/2023 Application

External Mail

Good afternoon Sarah,

Just had some feedback from Environmental Health regarding the hours of the terrace lighting. They have advised that they don't look to allow the use of terraces before 07:00, but can agree to terrace lighting being in place between the hours of 07:00 and 22:00 Monday to Sunday.

Once you have the luminance levels confirmed of the terrace lighting, please let me know.

Kind Regards

Jack Naven

Assistant Planning Officer

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

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: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Sent: 21 March 2023 11:22 AM
To: Jack Naven <jack.naven@manchester.gov.uk>
Subject: RE: 136368/AO/2023 Application

Hi Jack,

Glad you had a nice week off!

NatWest had advised previously that on a normal working day the terrace would be open from 0600-1800 so the lighting would be on during those times but only if it was needed, if they have specific events on they may extend it out to 2200 which is about the latest they would have an event on until. This would be the same on a Saturday and Sunday as they do have staff working in the building and they would want them to be able to have the same access as on a weekday. This is all dependant on the time of year too though given it is lighter in the evenings during the summer months.

Will that be sufficient for Environmental Health?

Kind regards,

Sarah

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

Sent: 21 March 2023 10:37

To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Subject: Re: 136368/AO/2023 Application

External Mail

Morning again Sarah,

I did have a lovely week off by the way, sorry for not responding to that before!

So we agree that a maintenance strategy isn't agreed, the glare query is now resolved.

The only issue we have are the hours of operation. We've referred to the covering letter and can see reference to office hours, but could you please clarify what these exact hours are? Whether that's 8:30 to 17:00, 9:00 to 17:00 or something different?

It's something that Environmental Health will need to know as part of our statutory consultation with them.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team

Planning, Building Control & Licensing - Growth and Development Directorate

Manchester City Council

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: Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Sent: 21 March 2023 9:00 AM

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

Subject: RE: 136368/AO/2023 Application

Morning Jack,

Hope you had an enjoyable week off last week?

Thanks for sharing the consultation response. Can I just check, have both parts of the application been validated now? I note this reference number only relates to the advertisements but the comments have picked up on the external lighting too. We received an invalid letter when the application was first submitted which I have responded to but I hadn't received anything since to say the application was found valid.

For reference the application comprises the advertisement consent and then the external lighting.

Kind regards,

Sarah

Sarah Myers MRTPI

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

Sent: 20 March 2023 11:00

To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Subject: 136368/AO/2023 Application

External Mail

Good morning Sarah,

Just to advise, we have had a consultation response from our Environmental Health team regarding this application and the following two conditions will be added to the application as per their recommendation.

External Lighting and Signage

External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Illuminated Signage and lighting shall not exceed 300cd/m² and shall only be illuminated during hours agreed with MCC as local planning authority

Reason - To safeguard the amenities of the occupiers of nearby properties.

Upon completion of the installation a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

*The information submitted within the application form confirms that the signage lighting will comply with the above but we will still require details for the terrace lighting and we will require hours of use for both the terrace lighting and the illuminated signage.

Advertising Screens

The following conditions will need to be met

- a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.
- (b) No individual advertisements shall be displayed for duration of less than 10 seconds.
- (c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.
- (d) The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels.
- (e) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.
- (f) The maximum luminance level of the advertisements displayed on the panel and the illuminated background shall not exceed 300 cd/m².
- (g) A report shall be provided to confirm details of how the screen can be monitored remotely for faults and also adjusted remotely should complaints be received. The report shall include a management strategy which details frequency of inspection, testing and confirms how faults are reported or non compliance with the agreed luminance level and what action is taken (i.e. screen shuts down)
- (h) hours of use are to be agreed with MCC as Local Planning Authority prior to use.

Kind Regards

Jack Naven

Assistant Planning Officer

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

Tel: 0161 219 2095

Email: jack.naven@manchester.gov.uk
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