

Katie Raw

From: Ollie Johnson <Ollie@musearchitects.co.uk>
Sent: 06 February 2026 10:31
To: Katie Raw
Cc: Imran Ullah; Mo Muse
Subject: RE: 144229/FO/2025 - Newton Heath Working Men's Club
Attachments: Existing - 67 Old Church St Elevations.pdf; Proposed- 67 Old Church St Elevations.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Katie,

Thank you for your email of 05 February 2026.

We have now reviewed your window comments and updated the drawings so that the existing elevations accurately reflect the building on site; including the ground and first floor window patterns on the front elevation, the window adjacent to the first-floor balcony on the side elevation, and the rear elevation window patterns. Please find the revised drawings attached.

Given the updated determination date has passed, we would be grateful if you could agree a further extension of time to 11 February 2026.

Please confirm safe receipt of the revised drawings and whether the extension of time is agreed.

Kind regards,

Oliver

From: Katie Raw <Katie.Raw@manchester.gov.uk>
Sent: 05 February 2026 14:40
To: Ollie Johnson <Ollie@musearchitects.co.uk>
Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <MM@musearchitects.co.uk>
Subject: RE: 144229/FO/2025 - Newton Heath Working Men's Club

Dear Ollie,

Thank you for your email.

Even if it is not the intention of the client to undertake works to the host building, the plans still need to be accurate and reflect the building on site.

We have reviewed the scheme received 3 February 2026 and there are still inaccuracies with the windows- including the window patterns on the ground floor and the first floor front elevation of the building, the window closest to the first floor balcony on the side elevation of the building and window patterns on the rear elevation. Please review and supply revised drawings accordingly.

The application has now passed the latest agreed determination date (4 February 2026) and so please advise if you require a further extension of time and until when.

Kind regards,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk
www.manchester.gov.uk

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From: Ollie Johnson <Ollie@musearchitects.co.uk>
Sent: 03 February 2026 13:46
To: Katie Raw <Katie.Raw@manchester.gov.uk>
Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <MM@musearchitects.co.uk>
Subject: RE: 144229/FO/2025 - Newton Heath Working Men's Club

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Dear Katie,

Thank you for your email.

For clarity; the elevations showing the existing building have them included for illustration and context only. This application does not seek any works to the existing building; and this is made explicit on the amended drawings, which state "Note: No changes to Existing Building" on each elevation.

The only changes proposed remain within the external space.

Thank you very much for your assistance/guidance, if there is anything else I can prepare for you further please let me know and we will address promptly.

Kind regards,
Oliver

From: Katie Raw <Katie.Raw@manchester.gov.uk>
Sent: 03 February 2026 10:14
To: Ollie Johnson <Ollie@musearchitects.co.uk>

Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <MM@musearchitects.co.uk>

Subject: RE: 144229/FO/2025 - Newton Heath Working Men's Club

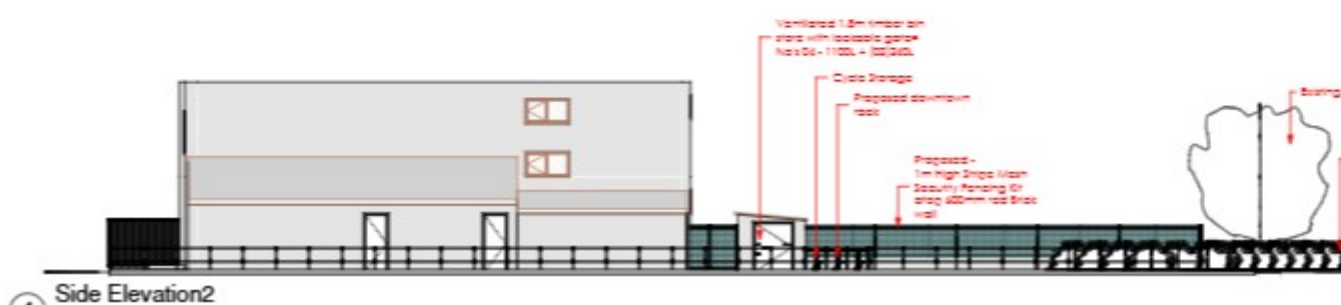
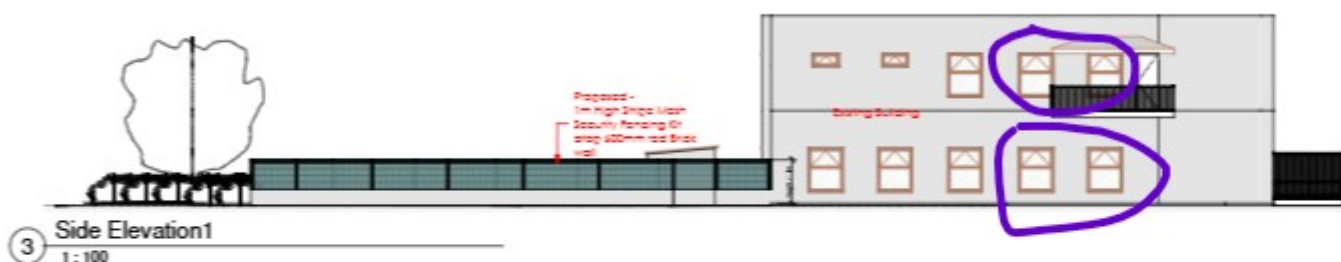
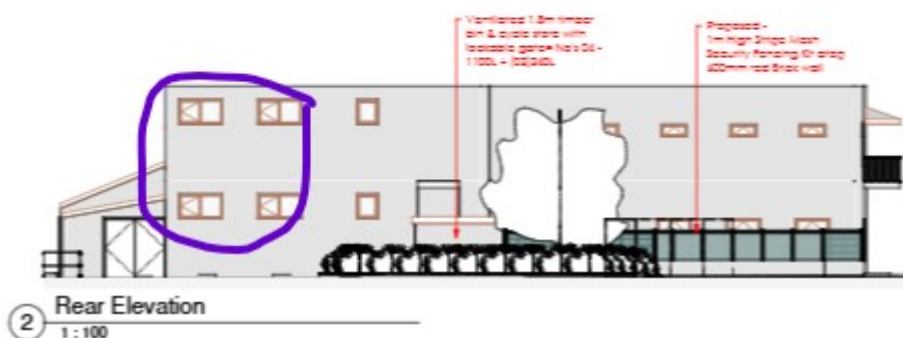
Dear Oliver,

Thank you for your email.

I sent a response to you on 28/1 advising you the updated determination date is 4 February 2026.

My manager has reviewed the application and having further looked into the drawings it does not appear the existing property has been drawn accurately. There are a number of windows shown on both the existing and proposed elevations that are not seen on site. We assume the plans are drawn incorrectly as opposed to trying to inadvertently gain consent for such works?

See screenshots below with inaccuracies identified. Existing and proposed elevations need amending. We also note the window openings are shown incorrectly across the scheme (not identified within the screenshots below).



Please can you review and advise.

The determination date is 4 February 2026 so you will probably require a further extension of time.

Regards,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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From: Ollie Johnson <Ollie@musearchitects.co.uk>

Sent: 30 January 2026 13:19

To: Katie Raw <Katie.Raw@manchester.gov.uk>

Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <MM@musearchitects.co.uk>

Subject: RE: 144229/FO/2025 - Newton Heath Working Men's Club

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Dear Katie,

Thank you for your email.

Please could you confirm receipt of the amended drawings issued in our email of Monday 26 January 2026 (removing all play equipment and showing 3 no. tables only).

If you are content the revisions address your comments, we would be grateful if you could confirm the updated target determination date and anticipated timescale for the application following these changes.

Thank you once again for your assistance.

Kind regards,
Oliver

From: Ollie Johnson

Sent: 26 January 2026 11:47

To: 'Katie Raw' <Katie.Raw@manchester.gov.uk>

Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <MM@musearchitects.co.uk>

Subject: RE: 144229/FO/2025 - Newton Heath Working Men's Club

Dear Katie,

My apologies the amended drawings are attached here. As stated in the email we have agreed to remove all the **play equipment** and to keep this as **3 no. tables**.

Kind regards,
Oliver

From: Katie Raw <Katie.Raw@manchester.gov.uk>

Sent: 26 January 2026 11:40

To: Ollie Johnson <Ollie@musearchitects.co.uk>

Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>; Mo Muse

<MM@musearchitects.co.uk>

Subject: RE: 144229/FO/2025 - Newton Heath Working Men's Club

Hi Ollie,

Thank you for your emails dated 15 January and 26 January 2026. Further to your instruction on 15 January 2026, you requested further time to supply revised plans. To the best of my knowledge, the revised plans have not been supplied. Please provide at your earliest convenience.

Regards,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
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From: Ollie Johnson <Ollie@musearchitects.co.uk>

Sent: 26 January 2026 11:31

To: Katie Raw <Katie.Raw@manchester.gov.uk>

Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>; Mo Muse <MM@musearchitects.co.uk>

Subject: RE: 144229/FO/2025 - Newton Heath Working Men's Club

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Dear Katie,

I hope you are well.

I am writing to follow up on the current status of the application. We understood the original target determination date was **16 January 2026**, and we would be grateful if you could confirm the updated determination date and any revised timescales.

Thank you very much for your assistance.

Kind regards,
Oliver

From: Ollie Johnson

Sent: 15 January 2026 13:25

To: Katie Raw <Katie.Raw@manchester.gov.uk>

Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>; Mo Muse

<MM@musearchitects.co.uk>

Subject: RE: 144229/FO/2025 - Newton Heath Working Men's Club

Dear Katie,

Thank you for your email and for your guidance on this matter.

We can confirm that our client is happy to proceed on the basis you have set out, namely a scheme with **no play equipment** and with **3 no. tables** within the external space only. We are content for the application to be determined on this basis and for the description of development / any conditions to reflect a scheme without play equipment.

We are now amending the drawings to remove all play equipment and to show only the 3 tables in the space. We will issue the updated plans and visuals within the next two working days for your review, so you can confirm that the changes are adequate.

If a further extension of time is required to enable you to complete your assessment once the amended drawings have been received, we would be happy to agree a revised determination date.

Please let us know if you require anything further in the meantime.

Kind regards,
Oliver Johnson

From: Ollie Johnson

Sent: 14 January 2026 15:45

To: Katie Raw <Katie.Raw@manchester.gov.uk>

Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>; Mo Muse <MM@musearchitects.co.uk>

Subject: RE: 144229/FO/2025- Newton Heath Working Mens Club

Dear Katie,

Thank you for your email and your guidance on this matter. Our client is happy to proceed with your suggestions, and we would like to request two days to amend the drawings.

Thank you very much.

Kind regards,
Oliver

From: Katie Raw <Katie.Raw@manchester.gov.uk>

Sent: 14 January 2026 14:47

To: Ollie Johnson <Ollie@musearchitects.co.uk>

Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>; Mo Muse <MM@musearchitects.co.uk>

Subject: RE: 144229/FO/2025- Newton Heath Working Mens Club

Dear Ollie,

The revised scheme with reduced number of tables and play equipment has been put before my manager. Given the proximity of the residential properties along Great Newton Street, we would only be able to approve a scheme where there are no play equipment approved, with just the 3no. tables sitting in the space.

Considering the above, please can you advise how the client wishes to proceed. A further time extension may be required.

Kind regards,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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From: Ollie Johnson <Ollie@musearchitects.co.uk>
Sent: 12 January 2026 10:20
To: Katie Raw <Katie.Raw@manchester.gov.uk>
Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>; Mo Muse <MM@musearchitects.co.uk>
Subject: RE: 144229/FO/2025- Newton Heath Working Mens Club

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Dear Katie,

Thank you for your email. We are happy to agree to an extension of the determination date to **16 January 2026**.

Please let us know if you require anything further from us.

Kind regards,
Oliver

From: Katie Raw <Katie.Raw@manchester.gov.uk>
Sent: 09 January 2026 12:54
To: Ollie Johnson <Ollie@musearchitects.co.uk>; Mo Muse <MM@musearchitects.co.uk>
Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>
Subject: RE: 144229/FO/2025- Newton Heath Working Mens Club

Hi Ollie,

Thank you for responding so quickly, and for providing a revised scheme for our consideration.

The scheme is currently under consideration and if there are any further amendments required, I shall be in touch. In the meantime, is the client willing to agree to an extension of time beyond the existing determination date 26 December 2025?

A new determination date of 16 January 2026 would be appropriate.

Kind regards,

Katie Raw (she/her)
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Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
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From: Ollie Johnson <Ollie@musearchitects.co.uk>
Sent: 05 January 2026 17:08
To: Katie Raw <Katie.Raw@manchester.gov.uk>; Mo Muse <MM@musearchitects.co.uk>
Cc: Imran Ullah <Imran@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>
Subject: RE: 144229/FO/2025- Newton Heath Working Mens Club

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Dear Katie,

Happy new year, and apologies for the delay in coming back to you on this.

Thank you for setting out the Council's concerns regarding the potential intensification of activity within the green triangular area along Great Newton Street. We have reviewed the external layout with this in mind and have amended the proposals to reduce activity and better manage how the space would be used.

For clarity, this is not intended to operate as a separate business use or destination play area. It is a small, ancillary amenity for families who are already visiting the Newton Heath Working Men's Club, providing a place for parents/guardians to sit with a coffee and supervise children in a contained, safe environment. The tables are therefore necessary for seated supervision rather than to increase capacity/activity.

Amendments made (as shown on the attached revised plan):

- **Play equipment reduced** from 2 no. trampolines to 1 no. trampoline.
- **Seating reduced** from 4 no. tables to 3 no. tables (Tables 1–3).
- The **seating remains grouped adjacent to the building** within the paved area, rather than being distributed along the boundary.

- The remaining play element(s) sit **within the landscaped green area with an improved landscaped buffer**, helping to soften the edge and reduce any perception of crowding along Great Newton Street.

Please find attached the **amended drawing(s)** reflecting the above changes. If you feel any further adjustment is required (for example, additional set-back or redistribution within the green area), please let us know and we will respond promptly so the application can continue to progress positively.

Kind regards,

Oliver Johnson

From: Katie Raw <Katie.Raw@manchester.gov.uk>

Sent: 05 January 2026 16:28

To: Mo Muse <MM@musearchitects.co.uk>

Cc: Imran Ullah <Imran@musearchitects.co.uk>; Ollie Johnson <Ollie@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>

Subject: RE: 144229/FO/2025- Newton Heath Working Mens Club

Dear Mo,

Happy new year.

I understand my colleague tried to contact you during the Christmas period however was unable to reach you via phone. In my absence the application was viewed and concern was raised with the intensification of the green triangle of land along Great Newton Street and the quantum of activity from the proposed 2no. pieces of play equipment and the 4no. tables. Concern is raised that this would give rise to adverse implications to the surrounding residential properties due to the amount of members in one small outside space. We need to see a reduction in the amount of activity/ pieces of equipment/ tables and if possible, the relocation of some equipment to be pulled off the boundary along Great Newton Street.

I would be grateful if this could be reviewed and we can continue to progress in a positive manner with the application.

Kind regards,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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From: Katie Raw

Sent: 22 December 2025 18:14

To: Mo Muse <MM@musearchitects.co.uk>

Cc: Imran Ullah <Imran@musearchitects.co.uk>; Ollie Johnson <Ollie@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>

Subject: RE: 144229/FO/2025- Newton Heath Working Mens Club

Thank you Mo,

The application is now with my manager for review. If we need any further information or anything else crops up, we will be in touch.

Regards,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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From: Mo Muse <MM@musearchitects.co.uk>
Sent: 22 December 2025 15:34
To: Katie Raw <Katie.Raw@manchester.gov.uk>
Cc: Imran Ullah <Imran@musearchitects.co.uk>; Ollie Johnson <Ollie@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>
Subject: RE: 144229/FO/2025- Newton Heath Working Mens Club

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

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Hi Katie,

As requested, please note updated elevations, with further details on the colours of the proposed fencing.

Kindly review and let me know if there are any further amendments required.

Thanks
Mo

From: Mo Muse
Sent: 22 December 2025 14:44
To: 'Katie Raw' <Katie.Raw@manchester.gov.uk>
Cc: Imran Ullah <Imran@musearchitects.co.uk>; Ollie Johnson <Ollie@musearchitects.co.uk>; Mo Muse <m.muse@musearchitects.co.uk>
Subject: RE: 144229/FO/2025- Newton Heath Working Mens Club

Hi Katie,

Thank you for your call, please find here the elevation which was not viewable please let me know if this works better?

Thank you for your support and wishing you a very good holiday.

Thanks
Mo

From: Mo Muse
Sent: 26 November 2025 17:13
To: 'Katie Raw' <Katie.Raw@manchester.gov.uk>
Cc: Imran Ullah <Imran@musearchitects.co.uk>; Ollie Johnson <Ollie@musearchitects.co.uk>
Subject: RE: 144229/FO/2025- Newton Heath Working Mens Club
Importance: High

Hello,

Thank you for your email regarding this application. This has now been noted and our team shall try to address it immediately.

I also Note the pre-commencement conditions letter, we will aim to provide the details required within that letter during the application to help address any council requirements during the planning process.

All details will be provided no later than Friday 28th Nov. 25

Regards
Mo Muse
Muse Architects

From: Katie Raw <Katie.Raw@manchester.gov.uk>
Sent: 26 November 2025 16:19
To: Mo Muse <m.muse@musearchitects.co.uk>
Subject: 144229/FO/2025- Newton Heath Working Mens Club

Hello,

Further to our telephone conversation, I write in connection with the application of **144229/FO/2025- Newton Heath Working Mens Club- Erection of a new boundary fence to enclose the rear seating area, together with alterations to the car parking layout, landscaping, and provision of a bin and cycle space.**

To fully understand the impact of the proposal, please respond as necessary:

- 1.Erection of a new boundary fence to enclose the rear seating area
 - There are no proposed elevations on our system to be able to assess the proposed boundary treatment. Please supply at your earliest convenience.
 - We understand additional boundary treatment would be erected to enclose the area to the rear- details of the boundary treatment should be provided throughout the site.

2.Alterations to the car parking layout

- The existing site plan submitted does not show the full extent of parking spaces on site that could be seen when a site visit was undertaken (see photos attached for reference) (7 car parking spaces shown as existing). However, this contradicts the 3D model of the existing site plan submitted which shows the parking in line with provision as can be seen on site. Please amend the existing site plan to reflect the circumstances as existing.

-Please explain the reasoning for the reduction in car parking spaces to be offered to visitors.

3. Provision of a bin and cycle space

-No details have been provided as to what the space will be enclosed by. The proposed floor plan shows this area is enclosed by boundary treatment; however, the proposed 3D visual contradicts this and shows it open with no enclosure. Please advise and clarify.

-A condition would be attached to any approval granted to provide details of the cycle storage proposed. *Prior to first use, details of the specifications, elevations, siting and appearance of the secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.*

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

-We await a response for colleagues in Environmental Health in respect of the bin store.

4. Enclosed area created:

-The current description of development does not give sufficient detail to the newly proposed enclosure to the rear. Whilst the play equipment and seating is shown, it is not referenced within the description of development. There are no PD rights for the provision of play equipment for community facilities.

As such, the description of development should be amended to:

“Erection of a new boundary fence to enclose the rear seating area, together with alterations to the car parking layout, landscaping, provision of a bin and cycle space, and enclosed rear incorporating play equipment and seating”. Please confirm acceptance to such condition in writing.

Whilst such pieces of equipment are shown on the floor plan and 3D visual, we would require sight of final design/ materials/ products, and this could be dealt with via condition.

5. Landscaping

-There is a discrepancy between the placement of soft and hard landscaping between the proposed ground floor plan and the 3D visual. Please review.

-Further information is proposed as to the landscaping scheme across the site. If we do not receive sufficient details prior to determination, a condition to this effect would be attached to any approval granted.

The application has a target date of 21 December 2025 and due to annual leave commitments, this application cannot be determined after 19 December 2025. As such, please supply the requested information by **15 December 2025 at the very latest.**

Please note, two pre-commencement conditions have been sent on a separate cover for your review.

Kind regards,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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