From: Emily Booth
To: Marta Diego Sainz
Cc: Justin Risley
Subject: Fw: 7708- Oldham St - roof plant screen
Date: Wednesday, February 4, 2026 1:25:03 PM
Attachments: image001.png
image003.png
image360807.png

Hi Marta,

Thanks for the explanation and for confirming that the colour of the legs can be changed to grey. Please include these comments in the documents supporting the application. Please also reduce the height of the legs as much as possible.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193
Internal: 800 34193

Notice of upcoming leave –
17th to 20th February 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Marta Diego Sainz <m.diegosainz@shr.studio>
Sent: 03 February 2026 15:17
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>; Jack Naven <jack.naven@manchester.gov.uk>
Subject: RE: 7708- Oldham St - roof plant screen

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Hi Emily,

Thank you for getting back to us.

To clarify the technical requirements, the screen must be a freestanding structure. As this is a post-construction addition, perforations through the roof are not possible without compromising the existing waterproofing and structural warranties. The support system is a non-penetrative gravity frame; it does not rely on mechanical fixings to resist overturning, uplift, or horizontal loads, and therefore no tension forces are transferred into the roof slab. Instead, global stability is achieved solely through the self-weight of the steel frame, paving slabs, and the screen panels themselves.

As shown in the proposed elevations, this framework will be positioned entirely behind the screen, with the "feet" obscured by the existing parapet.

We will incorporate your comment regarding the framework colour to be grey into the formal application.

Best regards,

marta diego sainz
associate director
for stephenson hamilton risley STUDIO

stephenson hamilton risley
STUDIO

stephenson hamilton risley STUDIO ltd
3 riverside mews
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incorporated in england, registration number: 8324071.

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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: Tuesday, February 3, 2026 1:23 PM
To: Marta Diego Sainz <m.diegosainz@shr.studio>
Cc: Justin Risley <J.Risley@shr.studio>; Jack Naven <jack.naven@manchester.gov.uk>
Subject: Fw: 7708- Oldham St - roof plant screen

Good Afternoon Marta,

Unfortunately as we didn't have the information that we needed from the start and due to officer availability we haven't been able to come to an agreement with you yet. Our only

remaining comments now are on the legs. Are these required or can the screen be fixed directly to the roof? If it can't please explain why and change the colour of the legs to grey as white is too bright.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193
Internal: 800 34193

Notice of upcoming leave –
17th to 20th February 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Marta Diego Sainz <m.diegosainz@shr.studio>
Sent: Tuesday, February 3, 2026 12:51 PM
To: Emily Booth <emily.booth@manchester.gov.uk>; Jack Naven <jack.naven@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: FW: 7708- Oldham St - roof plant screen

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Hi Emily and Jack,

I hope you are both doing well.

I am following up on our pre-application inquiry for the project above, which has been with the Council since November 2025. Given the sensitive location of the proposed rooftop screen and the history of a previous refusal, we are very keen to receive your formal feedback before proceeding to a full planning submission.

As requested, we have provided concept designs, tender-issue drawings, a colour elevation, and three visualizations (attached again for convenience). We believe this is a comprehensive package that addresses previous concerns through the following rationale:

Design Rationale

- Context: Given the industrial heritage of the area and its historical links to the cotton industry, we are proposing a "woven" design for the plant screen. The screen adopts a modern interpretation of folded fabric, featuring a clean surface treatment and a simple, contemporary form. This "weaving" allows us to effectively conceal the visually complex roof plant while referencing the site's history.
- Host Building & Materiality: We are proposing a perforated aluminium sheet on a triangular pitch with flats in an anodised PPC finish, colour-matched to the existing window frames.
    - The "Veil" Effect: The triangular pitch evokes a semi-translucent veil that complements the host building's crafted design, where angled panels already activate the façade.
    - Transparency: The 58% open area is specifically selected to mitigate visual impact, avoiding a "heavy" or solid appearance atop the building.
    - Composition: A combination of three triangular pitches creates a dynamic profile, adding architectural interest to the roofline.

We consider this proposal to be a direct and effective response to the points previously raised by the Council. However, as we have been seeking a response for over three months, the ongoing delays are now significantly impacting the viability of the project.

While we would prefer to work collaboratively with your input, if we do not receive a response shortly, we will be forced to move forward with a formal application without the benefit of pre-application advice to avoid further project distress.

Your guidance is essential to ensuring a smooth process. We look forward to hearing from you soon.

Thanks,
Best regards,

marta diego sainz
associate director
for stephenson hamilton risley STUDIO

stephenson hamilton risley
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m.diegosainz@shr.studio
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email disclaimer available at www.shr.studio
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From: Marta Diego Sainz
Sent: Friday, January 30, 2026 12:29 PM
To: 'Emily Booth' <emily.booth@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: RE: 7708- Oldham St - roof plant screen

Hi Emily,

Further to our previous correspondence, please find roof top visualizations of the proposed roof plant screen including an elevation of the host building at The Quarters, Oldham Street, Manchester.

We trust that this, alongside our previous correspondence, provides sufficient information for you to provide formal comments at this pre-application stage.

I look forward to hearing your thoughts. If you have any further questions, please let me know.

Best regards,

From: Marta Diego Sainz
Sent: Monday, January 26, 2026 10:58 AM
To: Emily Booth <emily.booth@manchester.gov.uk>
Subject: RE: 7708- Oldham St - roof plant screen

Hi Emily,

Thanks for confirming.

Best regards,

From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: 26 January 2026 09:56
To: Marta Diego Sainz <m.diegosainz@shr.studio>
Subject: Fw: 7708- Oldham St - roof plant screen

Good Morning Marta,

Thanks for your email.

A roof level view that includes an elevation of the building would be best please.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193
Internal: 800 34193

Notice of upcoming leave –
17th to 20th February 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Marta Diego Sainz <m.diegosainz@shr.studio>
Sent: Friday, January 23, 2026 4:27 PM
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: RE: 7708- Oldham St - roof plant screen

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Hi Emily,

Thanks for your response.

With regards to the rooftop screen, could you please specify which particular view would best assist your assessment? We are happy to provide whichever is most helpful. To ensure we don't delay the process, we want to make sure we are providing the exact level of detail you need to comment. Please let us know if there is any other specific information required so we can address it immediately.

Best regards,

marta diego sainz
associate director
for stephenson hamilton risley STUDIO

stephenson hamilton risley
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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: Friday, January 23, 2026 1:33 PM
To: Marta Diego Sainz <m.diegosainz@shr.studio>
Subject: Re: 7708- Oldham St - roof plant screen

Hi Marta,

We are still strugglings to advise if this acceptable so please submit the visualisations.

Regarding the additional louvres, these will need full planning permission as the change is considered material. Even if they are of a standard design they will stil replace glazing and increase the number of louvres which is a material change.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193
Internal: 800 34193

Notice of upcoming leave –

17th to 20th February 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Marta Diego Sainz <m.diegosainz@shr.studio>
Sent: Friday, January 23, 2026 10:19 AM
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: RE: 7708- Oldham St - roof plant screen

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Hi Emily,

Thank you for your response.

As requested, we have produced the attached close-up color elevation (7708-SK121-P01) to demonstrate how the screen would look in context with the existing building. Would this be sufficient for your current review at this stage, or do you require any further visualizations?

Regarding the new louvres at Ground Floor (GF) level, we would appreciate your advice on whether this could be dealt with as a NMA to Application No: 142515/FO/2025. Please find attached the existing and proposed Spear Street elevation for reference.

We look forward to your thoughts.

Best regards,

marta diego sainz
associate director
for stephenson hamilton risley STUDIO

stephenson hamilton risley
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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: 23 January 2026 09:50
To: Marta Diego Sainz <m.diegosainz@shr.studio>
Subject: Re: 7708- Oldham St - roof plant screen

Good Morning Marta,

I did take a quick look at this before Christmas, but it has been a very hectic period of time that is starting to get better. What we are asking you to submit were coloured elevations and a CGI to demonstrate how the screen would look as we are striggling to understand how the screen will look and how it has been influenced by the images that you included. Please can you submit this so we can provide feeback.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193
Internal: 800 34193

Notice of upcoming leave –
17th to 20th February 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Marta Diego Sainz <m.diegosainz@shr.studio>
Sent: Thursday, January 22, 2026 3:13 PM
To: Emily Booth <emily.booth@manchester.gov.uk>

Cc: Justin Risley <J.Risley@shr.studio>
Subject: RE: 7708- Oldham St - roof plant screen

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Hi Emily,

I apologize for the follow-up; however, given the sensitive location of the proposed rooftop screen and the previous refusal, we are very keen to receive your feedback before moving to a formal planning submission. As we have been seeking a response on this since November, we would also appreciate your clarification on the new Ground Floor louvres so we can address all elements collectively.

Your guidance at this stage is essential to ensuring a smooth and efficient formal application process.

Thank you in advance for your time. We look forward to hearing from you soon.

Best regards,

marta diego sainz
associate director
for stephenson hamilton risley STUDIO

stephenson hamilton risley
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From: Marta Diego Sainz
Sent: Wednesday, January 14, 2026 3:14 PM
To: 'Emily Booth' <emily.booth@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: RE: 7708- Oldham St - roof plant screen

Hi Emily,

I hope you are keeping well.

I was wondering if you've had a chance to review the proposal we sent over on the 12th of December 2025. For further clarity, we have produced a color elevation showing the proposed screen in context with the existing building; please find this attached for your reference.

It would be greatly appreciated if you could let us know your thoughts. We would like to incorporate your feedback into the proposal before we formally submit it for planning, as well as hear your recommendations for dealing with the louvres at the Ground Floor level.

Best regards,

From: Marta Diego Sainz
Sent: Monday, January 5, 2026 11:57 AM
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: RE: 7708- Oldham St - roof plant screen

Hi Emily,

Happy New Year! I hope you had a nice break.

I am following up to see if you have had the opportunity to review the information we sent before Christmas regarding the roof plant screen proposal at The Quarters, Oldham Street, Manchester. Let me know if you need anything else from our side to help with your comments.

Thanks,
Best regards,

From: Marta Diego Sainz
Sent: Friday, December 12, 2025 11:26 AM
To: 'Emily Booth' <emily.booth@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: RE: 7708- Oldham St - roof plant screen

Hi Emily,

Thank you so much for coming back to us.

Please find attached more developed drawings of the design proposal, incorporating plans,

elevations, details, and preliminary specifications of the proposed roof plant screen, along with an explanation of the design rationale below:

DESIGN RATIONALE

CONTEXT: Given the industrial heritage of the area, which is directly linked to the cotton industry, we are proposing a woven design for the plant screen. The rooftop screen adopts a modern interpretation of folded fabric, displaying a clean surface treatment and a simple, contemporary form. Weaving the screen allows us to effectively conceal the unattractive and visually complex roof plant.

HOST BUILDING / MATERIALITY: We are proposing a perforated aluminum sheet on a triangular pitch with flats in anodized PPC finish, which matches the existing building window frames colour.

- The use of a perforated aluminum sheet on a triangular pitch evokes the image of a semi-translucent veil, but also sits well with the host building's crafted design, where the use of angled display panels activates the façade.
- The selection of a light pattern (58% open area) mitigates the visual impact and avoids a heavy appearance atop the building.
- A combination of three triangular pitches makes the screen more dynamic and adds interest to the composition.

We consider the proposal to respond effectively to the points raised by the Council, and your feedback would be appreciated prior to submitting it formally.

Regarding the new louvres at Ground Floor (GF) level, we would appreciate your advice on whether this could be dealt with as a NMA to Application No: 142515/FO/2025. Please find attached the existing and proposed Spear Street elevation for reference.

We look forward to hearing from you.

Thanks,
Regards,

From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: Thursday, December 11, 2025 9:52 AM
To: Marta Diego Sainz <m.diegosainz@shr.studio>
Subject: RE: 7708- Oldham St - roof plant screen

Good Morning Marta,

We have looked into this and are struggling to understand what the screen would look like and

how it relates to the images that were submitted. Given this, could you please submit a coloured visualisation of the screen in context with the surrounding fabric.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193
Internal: 800 34193

Notice of upcoming leave –
30th and 31st October 2025
4th November 2025
23rd to 31st December 2025 (inclusive)

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Marta Diego Sainz <m.diegosainz@shr.studio>
Sent: 03 December 2025 11:22
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: FW: 7708- Oldham St - roof plant screen

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Hi Emily,

I hope you are doing well.
I was wondering if you had a chance to have a look at our email below. I would greatly appreciate it if you could let us know your thoughts on the screen design intent and how you would like us to deal with the additional louvres at the Spear Street elevation.

We look forward to hearing from you.

Regards,

marta diego sainz
associate director
for stephenson hamilton risley STUDIO

stephenson hamilton risley
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From: Marta Diego Sainz
Sent: 26 November 2025 12:58
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: RE: 7708- Oldham St - roof plant screen

Hi Emily,

Thank you for your email and your helpful advice.

Please find attached the preliminary design proposal for the roof plant screen.
Please note we are in the process of submitting a new application to seek consent for a new roof plant to serve the vacant unit in the same development (adjacent to the Sainsbury's area). We intend to cover all equipment with the new screen.

Given the industrial heritage of the area, which is directly linked to the cotton industry, we are proposing a woven design for the plant screen. The rooftop screen adopts a modern interpretation of folded fabric, displaying a clean surface treatment and a simple, contemporary form. Weaving the screen allows us to effectively conceal the unattractive and visually complex roof plant. The use of anodized aluminium mesh, which matches the existing building, evokes the image of a semi-translucent veil, mitigating the visual impact and avoiding a heavy appearance atop the building.

We have prepared two design approach options for the screen for your consideration. The final selection will depend on the Council’s aesthetic preference and buildability constraints developed at detail design stage. We have also included a selection of potential screen materials. Both options follow the same design principle of a folded fabric, and the use of a structural support system similar (if not identical) to that proposed in the previous application.

On another note, the new gym at ground floor level will require additional louvres at Spear Street elevation. Please could you advise whether this could be dealt with as a NMA to Application No: 142515/FO/2025? Please find attached existing and proposed Spear St. elevation for reference.

We look forward to hearing from you.
Regards,

From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: Wednesday, November 26, 2025 11:16 AM
To: Marta Diego Sainz <m.diegosainz@shr.studio>
Subject: FW: 7708- Oldham St - roof plant screen

Good Morning Marta,

Thanks for getting in touch, could you send me some options? I'm not sure a meeting is necessary as our only advice is that the screen needs to be anodised due to the surrounding conservation area and the anodised windows of the building. It would need to have a decorative and non-standard design that is influenced by the building and/or it's surroundings.

I hope this helps.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193
Internal: 800 34193

Notice of upcoming leave –
30th and 31st October 2025
4th November 2025
23rd to 31st December 2025 (inclusive)

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Marta Diego Sainz <m.diegosainz@shr.studio>

Sent: 21 November 2025 17:35
To: Jack Naven <jack.naven@manchester.gov.uk>; Emily Booth <emily.booth@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: RE: 7708- Oldham St - roof plant screen

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Hi Jack,
Thank you so much for your prompt response and for putting us in contact with Emily. I agree it makes perfect sense for her to take care of this item.

Hi Emily,
We have been appointed to design a new roof plant screen on The Quarters residential development at Oldham Street.
Would it be possible to arrange a meeting to present our preliminary design? We always find early engagement with the Council beneficial for understanding your expectations and incorporating them at the design stage.
We would greatly appreciate it if you could share your availability so we can schedule a meeting. I have listed some potential dates below where we are available:

- Mon 24th Nov: Afternoon
- Tues 25th Nov: All day
- Wed 26th Nov: Morning

We look forward to hearing from you.

Regards,

marta diego sainz
associate director
for stephenson hamilton risley STUDIO

stephenson hamilton risley
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3 riverside mews
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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: Friday, November 21, 2025 5:16 PM
To: Marta Diego Sainz <m.diegosainz@shr.studio>; Emily Booth <emily.booth@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: Re: 7708- Oldham St - roof plant screen

Good afternoon,

I am doing well thanks, hope you are as well.

As the roof plant screen was dealt with by my colleague @Emily Booth, it would make most sense for her to carry on with this element of the development to ensure a continuous service.

I have copied Emily in and I am sure she can engage with you on this matter.

Kind Regards
Jack Naven
Career Graded 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

Upcoming Leave:
24th November 2025

From: Marta Diego Sainz <m.diegosainz@shr.studio>
Sent: 21 November 2025 4:16 PM
To: Jack Naven <jack.naven@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>
Subject: 7708- Oldham St - roof plant screen

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Hi Jack,

I hope you are doing well.

We are contacting you regarding The Quarters residential development at Oldham Street, where you were the planning officer dealing with the application 142515/FO/202 (Retention of louvres and fire doors together with installation reconfiguration of glazing to shop associated with the reconfiguration of ground floor commercial units), which was approved on the 8th April 2025. We were the architects involved in that proposal.

We have been appointed to design a new roof plant screen for the same development. We are aware that the previous submission was refused (Application Ref CDN/24/1007, detailing compliance with Condition Nos. 3 and 4 of Planning Permission Ref. 140007/FO/2024, granted on 17 September 2024).

We were wondering if it would be possible to schedule an early engagement meeting to present our preliminary design proposal to you or the relevant person. Our goal is to ensure we fully understand the Council's expectations and integrate your feedback into the detailed design.

We look forward to hearing from you.

Regards,

marta diego sainz
associate director
for stephenson hamilton risley STUDIO

stephenson hamilton risley
STUDIO

stephenson hamilton risley STUDIO ltd
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4 commercial street
manchester, M15 4RQ
(registered office)
www.shr.studio
m.diegosainz@shr.studio
0161 832 0244

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