

Technical Communication

TC No: **TC-100**
 Revision: **P01**
 Date: **28/05/2026**

Project Ref: **21052-LHO**
 Project Name: **Manchester Refurbishment, 90 Bridgewater St, M1 5JW**

Info/Action By: **Project Team / Local Authority**

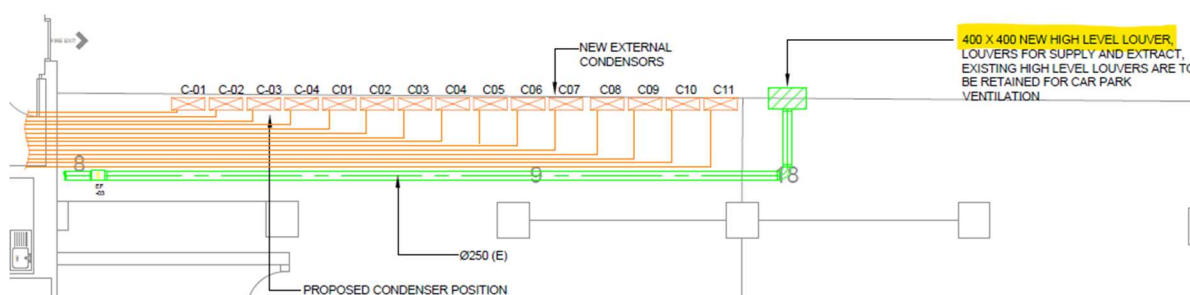
SUBJECT: Non-validation – Louvre Details to Lee House

For the attention of the Information, Delivery & Support Team – Planning
 Ref: 145409/FO/2026 & 145664/LO/2026

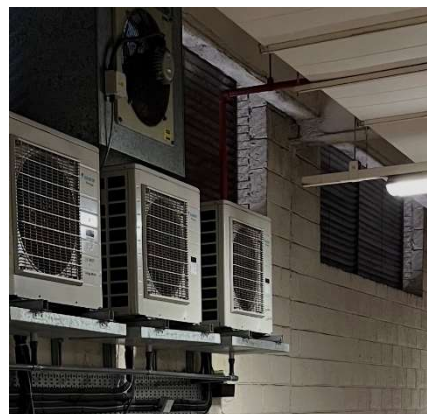
Dear Sir/Madam,

I write following an email from Michael Pearson received 27th May 2026 and a subsequent letter from the planning department with the same date. This is regarding further reasons of non-validation on the Full Planning Permission for Churchgate House and Lee House (145409/FO/2026) and the Listed Building Consent Application for Lee House (145664/LO/2026).

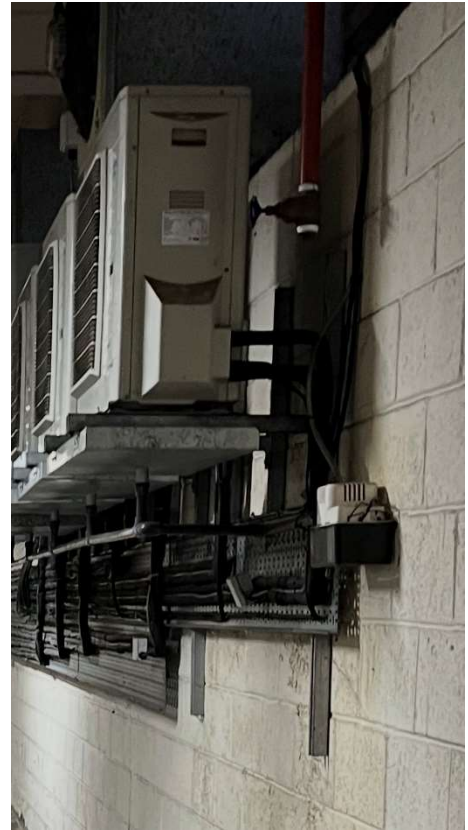
Confirmation has been requested on a louvre shown on drawing no.6486-KGA-00-00-DR-M-0400 Rev P03 within the basement of Lee House (extract below).



The project team has confirmed a new louvre will be provided but this will just butt up to the back of the existing louvres without the need to amend the existing louvre. There will be no additional penetrations to the elevation of Lee House and the new louvre will not be visible. An extract from Google Earth below shows the existing external louvres viewed from the Rochdale Canal Tow Path. A further photo has been provided showing the louvres from within the basement car park of Lee House.



In addition to the above a further question was raised on the Listed Building Consent Application for Lee House (145664/LO/2026) regarding the air conditioning units. A section showing the arrangement and fixing details to the listed building were requested. The units will be arranged as per the existing and will be attached to the blockwork wall using uni-struts as per the existing units, as per the photo opposite.



Kind regards,
Stephen Last
For and on behalf of Seven Architecture