2 September 2026

Planning Information, Delivery & Support Team
Manchester City Council
PO Box 532, Town Hall
Manchester M60 2LA

Dear Sir or Madam,

Section 73 Covering Statement

Application	PLA-2026-001365
Approved reference	142764/FO/2025
Site	23 Radium Street, Manchester M4 6AY
Applicant	Mr Omar Khalid Rashid

Re: Validation response dated 27 August 2026

This letter is submitted in response to the Council's invalidation letter. It summarises and justifies the amendments sought under section 73, identifies the drawings to be superseded and accompanies the comparative elevation drawings requested for validation.

Proposed amendments

- Removal of the existing external rear escape stair, which cannot practicably be extended to roof level within the restricted rear service area.
- Provision of a new internal escape stair through the building, terminating within a roof-level stair enclosure integrated with the existing lift housing as a single coordinated element.
- Provision of a compact service riser, approximately 1.5 m by 1.5 m, within the rear vertical zone.
- Provision of a new ground-floor escape door in the east side elevation, opening outwards onto a clearly identified external escape route.
- Retention or reinstatement of the existing brick boundary wall previously shown for removal, with disturbed brickwork made good to match the existing building.
- Omission of the approved bin-store extension to the rear outbuilding. The outbuilding will remain in its existing form and footprint, keeping the escape route immediately in front of it clear.

Planning justification

Detailed design has established that extending the external stair would require additional flights, landings and discharge space that cannot be accommodated without materially compromising rear servicing and circulation. The proposed internal stair provides a direct, weather-protected route and allows the redundant external structure to be removed. SPL's revised fire strategy reflects this arrangement by removing the external stair from the means-of-escape strategy and providing for the new internal stair. Detailed fire-safety compliance will continue to be addressed separately through the Building Regulations process.

The amendments improve the rear elevation by removing the open steel stair and grouping the necessary roof-level structure with the lift housing. Retaining the brick wall preserves existing fabric and screening. Omitting the bin-store extension reduces the extent of development and keeps the external escape route clear. The service riser and escape door are limited functional alterations and will be finished to coordinate with the existing building and the approved rooftop material palette.

Previous officer engagement

By email dated 29 June 2026, James Bridgman, then a planning officer at Manchester City Council, advised that officers would support extending the lift housing to accommodate the staircase and that section 73 was the appropriate route. Mr Bridgman has since left the Council. His advice is provided as relevant background only and is not presented as binding. The application is submitted for determination on its own planning merits, and a copy of the correspondence is enclosed.

Drawing-set confirmations

- All final drawings will carry their own drawing number, a consistent revision and date, and the approved planning reference 142764/FO/2025.
- The roof plan identifies the approved retractable glass rooftop extension as unchanged by this section 73 application. The term 'pergola' has been removed from the set.
- The plans and east elevation identify the new outward-opening escape door, clear door width and external route width. The north elevation shows the removed stair by dashed outline and includes notes confirming removal, making good, retention of the outbuilding and omission of its approved extension.
- The elevation sheet includes side-by-side comparative elevations, a material key for notes 01-04, and labels for the stair enclosure, lift housing, service riser and new escape door. Unrelated wording has been removed.
- Each drawing scale, scale bar and title-block scale will be checked for agreement before issue.

Enclosures

- Final revised section 73 drawing set, including side-by-side comparative elevations.
- Email correspondence with James Bridgman dated 29 June 2026.

For the reasons set out above, the Council is respectfully requested to validate the application and approve the proposed amendments.

Yours faithfully,

Mohamed Muse
Muse Architects