

Supporting Documentation

Sale St Paul – Hall windows and doors

Note to parish

This bundle includes all the supporting documentation to your faculty application as required under Rule 5.5 of the Faculty Jurisdiction (Amendment) Rules 2019.

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Caroline Hilton, DAC Secretary



5 May 2023

We petition the Court for a faculty to authorise the following-

Please describe the works or other proposals for which a faculty is sought in the way recommended by the Diocesan Advisory Committee in its Notification of Advice.

SCHEDULE OF WORKS OR PROPOSALS

The proposed works comprise of two parts:

To replace an old timber framed fire escape with a new fire escape with double glazing and aluminium frame and surround.

To replace an old external timber door and surround at the rear of the church hall. The replacement will be aluminium framed and double glazed.

The aluminium framing for both proposals shall be coloured green RAL 6005 to match the colour of aluminium side doors to the side of the church installed last year.

Pictures of the existing doors and drawings of the proposals are included.

Copies of the Standard Information Form and any drawings, plans, specifications, photographs or other documents showing the proposals must be provided with this petition.

Ref:	2022-073360	Church:	Sale: St Paul
Diocese:	Chester	Archdeaconry:	Macclesfield
Created By:	Mr Brian Kerridge (26/05/2022)	Contact Tel.:	0161 9624066
Status:	Notification of advice		

Statement of Needs

General information

St Pauls church and hall serve a parish in the Bowdon Deanery. The parish has a population of about 7000 mostly white middle class professionals with a growing number of people from ethnically different backgrounds and there has been an influx of people working for TV companies when they moved from London to Salford, this has had an effect on school places and property prices, many homes are now out of the price range for local people. There is a 3 form intake primary school next door to the church with which we have firm connections. The church, the church hall and the church people are valued by the community, the buildings are used every day and the people volunteer for many local charities and support groups. The hall is currently used from 7am until 6pm every day and for four evenings each week. The church is used on Sundays and open on Saturday mornings and for several concerts in the year,.

St Paul's has a regular congregation of approx 60 people each Sunday. It has a midweek service. The hall is in use every weekday from 7am until 6pm and is used most weekday evenings nights for groups such as Brownies, Slimming World and church groups, At weekends it is used both days by the church for community coffee mornings, a tea dance and for childrens parties. We are very aware of the need to preserve heritage and hope to enlarge our work in that area in the near future. At the moment we open each heritage day and have a about 200 people pass through the doors to see displays and to climb the church tower. Many local people see St Pauls as a repository for local information and records and we are one of the first ports of call for such information.

What is needed?

The existing fire escape and rear door have seriously deteriorated due to timber decay and no longer provide adequate security. St Paul's needs new doors of an appropriate style and specification.

The proposal

We propose to replace both sets of doors with new double glazed and aluminium framed doors and surrounds. The new doors will have improved security locks.

Why?

This proposal is necessary because the existing doors and frames are beyond economic repair. The doors do not provide adequate security.

Justification

The proposals will not harm the significance outlined in the Statement of Significance.

Statement of Significance

Ref:	2022-073360	Church:	Sale: St Paul
Diocese:	Chester	Archdeaconry:	Macclesfield
Created By:	Mr Brian Kerridge	Contact Tel:	0161 962 4066

Brief history and description of the church building(s), contents, churchyard and setting

The church is centrally situated in Sale on the tow path of the Bridgewater Canal. St Paul's opened in 1883 and is grade II listed. The organ was built in 1899, retains most of its original pipework and is one of the finest in the diocese. The tower was added in 1910 complete with a chiming clock and peal of eight bells. The vestry was enlarged and the north porch constructed in 1911. The church sustained a direct hit in the blitz of 23rd December 1940 which destroyed the nave roof. The roof was restored and rededicated in 1956. The side chapel, Chapel of St. Raphael was dedicated in 1962 and is well used for smaller events of worship. In 1987 a concert area was created. Ramped access, easy access toilet and baby changing facilities were constructed in 2004. St Paul's is the largest indoor seating venue in Sale. The church has a musical director, and offers an organ scholarship each year. St Paul's hosts concerts, organ recitals, choral, orchestral and community musical events as well as linking with the adjacent primary school for their services. The church is also central to many community activities and celebrations. It is seen as the local heritage church.

Impact of Proposals

The proposal to replace the fire escape doors and the rear hall door has no direct impact upon the Grade II listed church itself. However, given the deteriorated and decayed condition of the existing sets of doors this proposal will serve to improve both the security and appearance of the two locations.

The map shows the layout of St Paul's Church and Hall. Springfield Road runs along the top and left sides. The El Sub Sta is located to the north of the church. The church building is labeled 'St Paul's Church' and the hall is labeled 'Hall'. A 'Rear Hall Door' is indicated with an arrow. A 'Link Corridor Fire Escape' is also indicated with an arrow. A scale bar at the bottom left shows 0m, 10.0m, and 20.0m. The map is copyrighted by Ordnance Survey 10006314.

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St Paul's Church, Sale: Proposal to replace two doors in dark green aluminium framing with glass infill

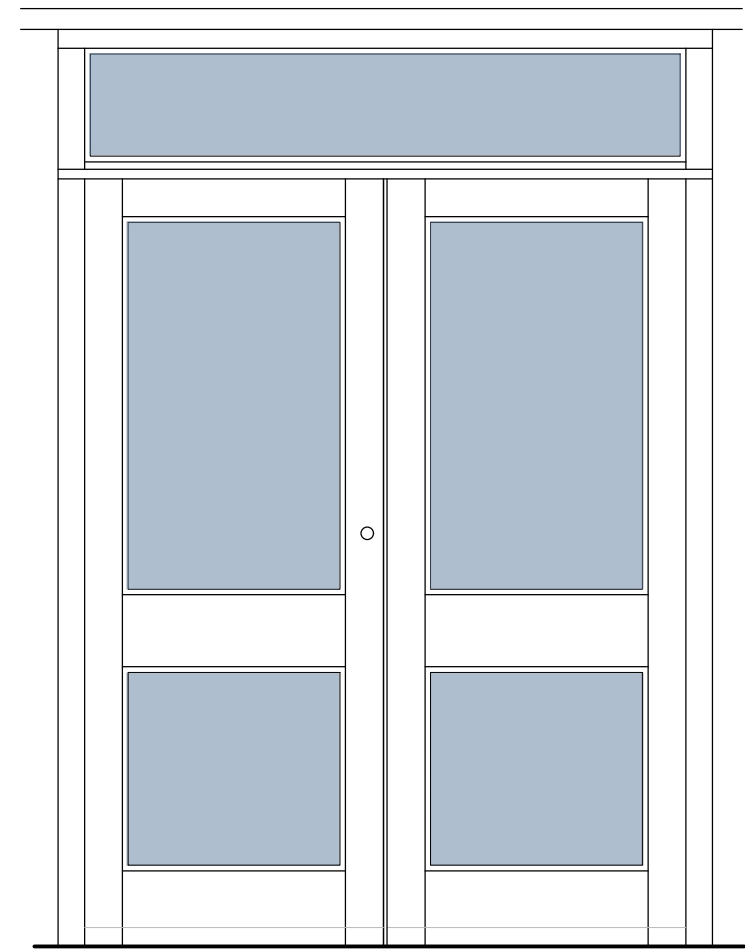
Fire Escape Doors
at rear of church

off link corridor onto children's play area

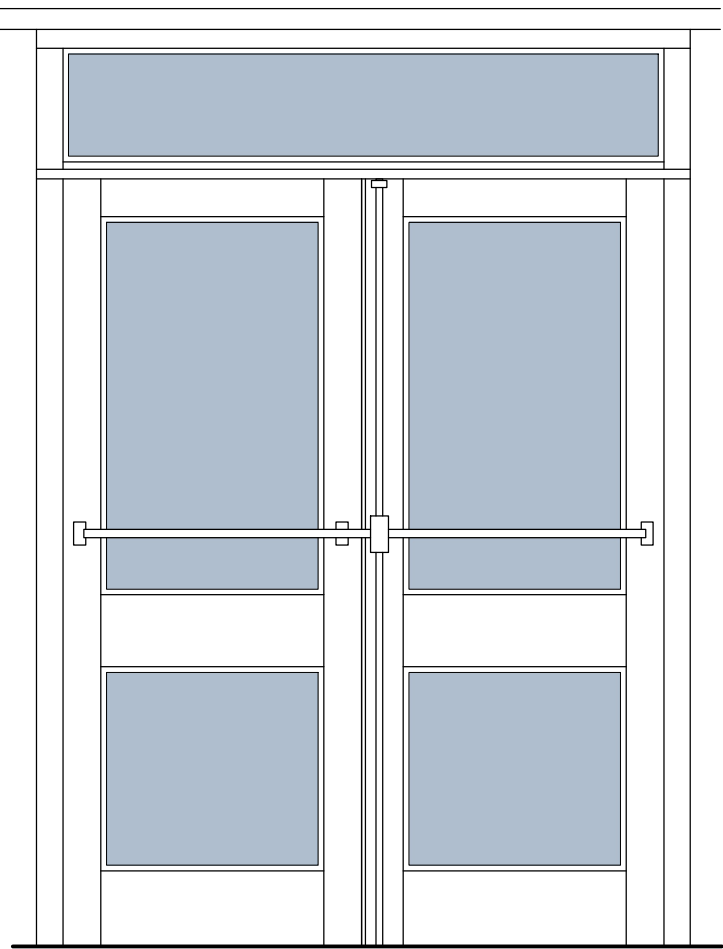


Side doors to church hall facing north towards side of Springfield Road School

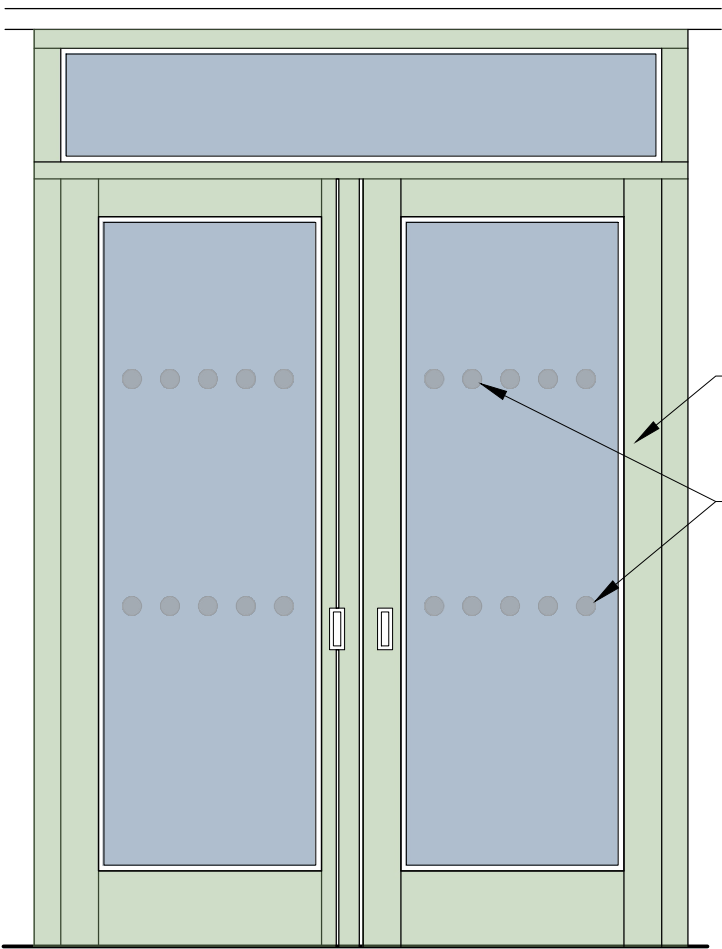




External Elevation as Existing



Internal Elevation as Existing

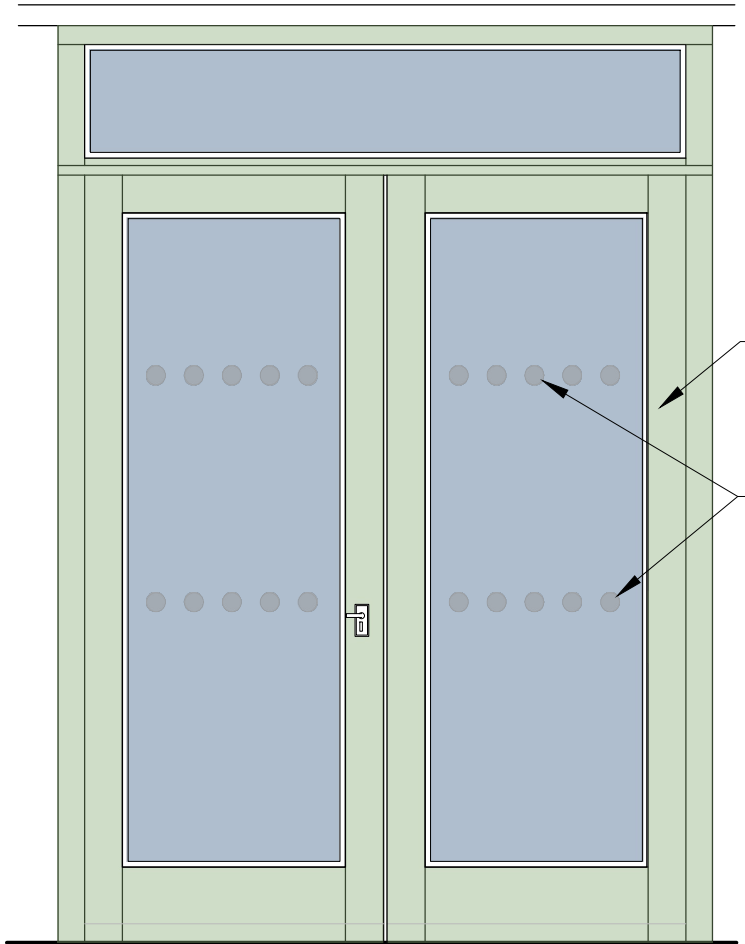


Internal Elevation as Proposed

- 1. READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS / SPECIALISTS DRAWINGS, REPORT ANY DISCREPANCIES BEFORE AFFECTED WORK COMMENCES.
- 2. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES.
- 3. THIS DRAWING REMAINS COPYRIGHT OF KEPczyk PEARCE SANDERSON LTD. COPY / DISTRIBUTE ONLY WITH CONSENT OF THE AUTHOR.

New glazed doors with aluminum frame.
Frame colour: RAL 6005.

50mm diameter manifestation
spacing and height to comply
with Approved Document K



External Elevation as Proposed



Fire Door Push Pad & Lock System:
Briton Double Door Emergency Pad Set with Latch & Bolt
(Push Pad Set with Lever Operated Outside Access Device)
Product Code: BRDELB1413/LE

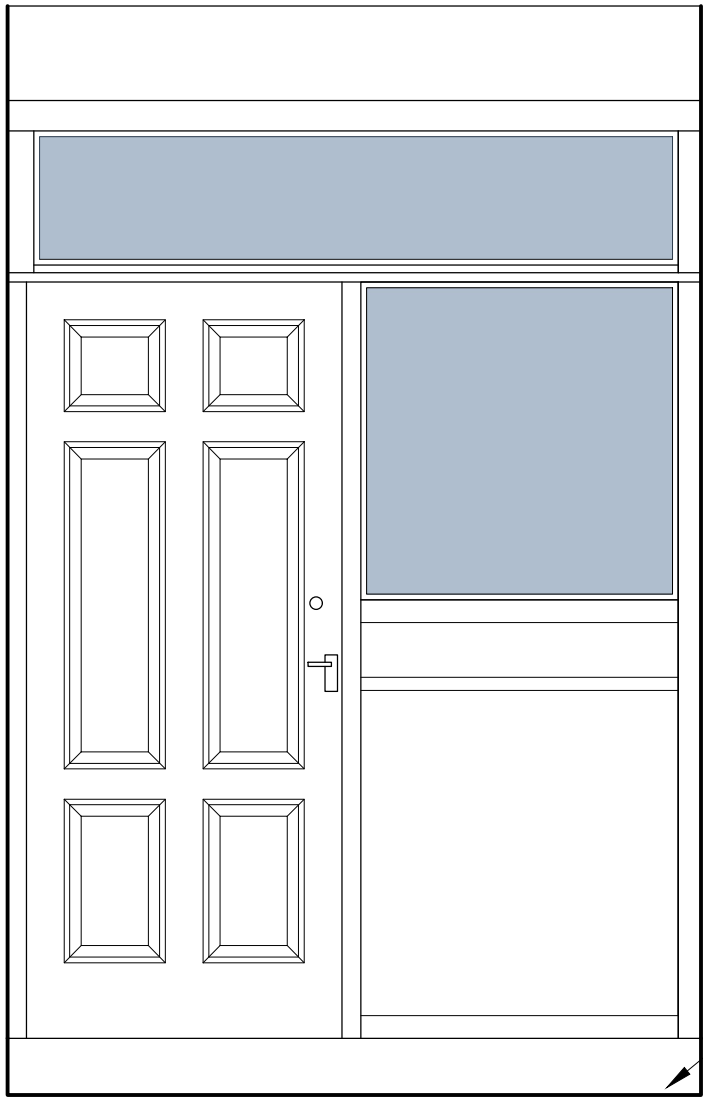
All glazing to be double glazed, toughened glass, and
comply with Approved Document Part K.



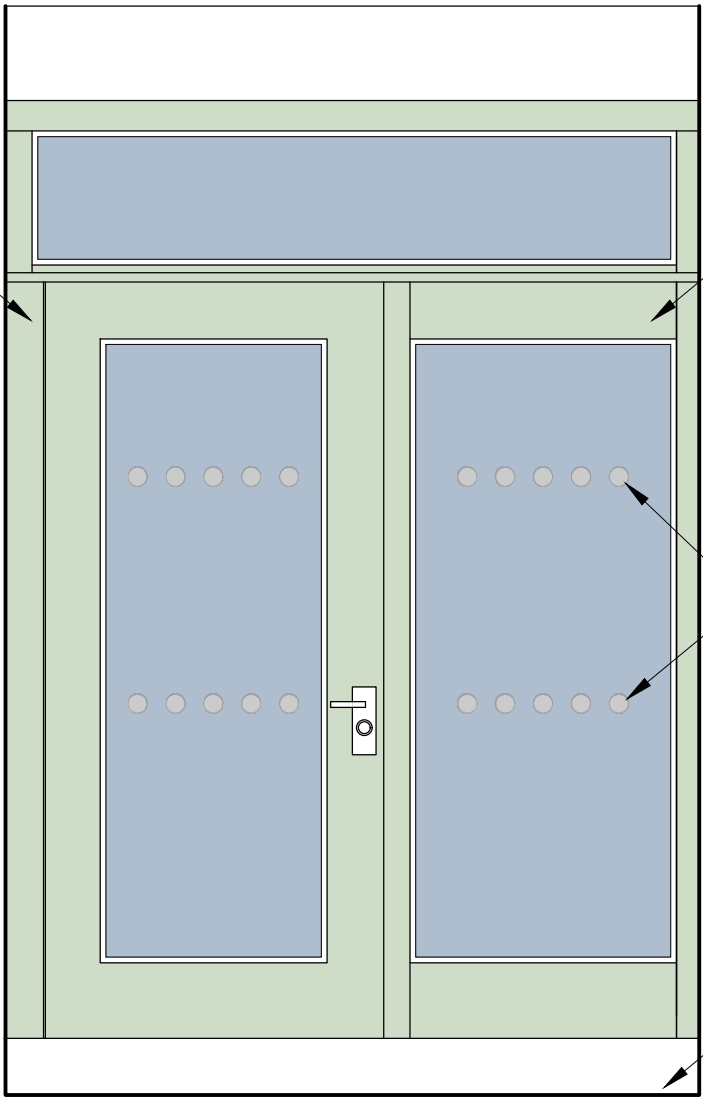
B	Ash.K	Mid-rail to door omitted- visibility manifestation added.	09.01.2023
A	Ash.K	Scale bar added	28.10.2022
Rev.	Initial	Comments	Date

Contract St. Paul's , Sale		Link Corridor Fire Escape as Existing and Proposed			
Client PCC of St. Paul's Church, Sale		Contract No. 1952	Drawn AK	Drawing No. 02	
Building / Structure St. Paul's Church, Sale		Date MAR 2022	Revision B	Scale 1:20 @ A3	
KEPCZYK PEARCE SANDERSON ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS		Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN Tel: 01625 400103		7 of 16	

- 1. READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS / SPECIALISTS DRAWINGS, REPORT ANY DISCREPANCIES BEFORE AFFECTED WORK COMMENCES.
- 2. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES.
- 3. THIS DRAWING REMAINS COPYRIGHT OF KEPczyk PEARCE SANDERSON LTD. COPY / DISTRIBUTE ONLY WITH CONSENT OF THE AUTHOR.



Rear Hall Door Elevation as Existing



Rear Hall Door Elevation as Proposed



New Lock System:
ULTION EURO THUMBTURN CYLINDER -
WXM RANGE 3 STAR PLUS KITEMARKED TS007
No. Key required: 20 (twenty)



New Door Handle:
Polished stainless steel

Door Closer (inside):
BRITON 2700 Series

Polished stainless steel



Briton 2700 Series



All glazing units to be double glazed, toughened glass, and comply with Approved Document Part K.

B	Ash.K	Mid-rail to door omitted- visibility manifestation added.	09.01.2023
A	Ash.K	Scale bar added	28.10.2022
Rev.	Initial	Comments	Date
Contract St. Paul's , Sale		Rear Hall Door as Existing and Proposed	
Client PCC of St. Paul's Church, Sale		Contract No. 1952	Drawn AK Drawing No. 03
Building / Structure St. Paul's Church, Sale		Date MAR 2022	Revision B Scale 1:20 @ A3
KEPCZYK PEARCE SANDERSON ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS		Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN Tel: 01625 400103	
		8 of 16	



Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

Name and Address of Applicant	Name and Address of Agent
Mr Brian Kerridge St Paul's Church St Pauls Church Springfield Road Sale M33 7YA	

Part I – Particulars of Application

Application Number: 109283/FUL/22

St Pauls Church, Springfield Road, Sale, M33 7YA

Application to replace the fire escape doors off the link corridor and the external rear door to the church hall.

Part II – Particulars of Decision

That Trafford Council hereby gives notice in pursuance of the provisions of the Town and Country Planning Act that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted and the following condition(s):

CONDITIONS:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details (including materials and colours) shown on the submitted plans, numbers: 02 Rev B and 03 Rev B received 10th January 2023 and the associated site plan and site location plan.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

INFORMATIVES:

- 1 The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of decision: 16th January 2023



Head of Planning and Development
Rebecca Coley

Note: This permission refers only to that under the Town and Country Planning Act and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Please read notes provided

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) England (Order) 2015

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. However, if this is a decision to refuse planning permission and an enforcement notice has been served for the same or very similar development the time limit is:

- Within 28 days from the date of the local planning authority's decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- Within 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the normal appeal period).

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local Planning Authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

2. Purchase Notices

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subjects to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of the London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. In certain circumstances a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

4. Notice is given in accordance with Section 63. Greater Manchester Act 1981 that consideration will be given to means of access for the Fire Brigade when plans are deposited for Building Regulations approval.

5. Town and Country Planning Act 1990

Disabled Persons Act 1981

If this permission relates to the provision of buildings or premises to which the public are to be admitted, with or without payment, or in which the public are employed: e.g. office, shop, factory, railway premises etc. or of an educational nature: e.g. university, hall of university, college, school, teacher training college etc. the applicants attention is drawn to the provisions and requirements of the above Acts.

A full list of buildings and premises involved will be found in Section 76 of the Act of 1990 and 83 of the Act of 1981.

It is the responsibility of the applicant to comply with the requirements of the Acts.

- (a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990 namely Sections 70 and 72(1) of the Act.

Sale St Paul - Correspondence with parish and others

Attachments are listed according to the numbering on the supporting documents list

- [Attachments in blue are included within the proposals section](#)
- *Attachments in black italics are superseded and not included within the application*

Date	Message
04/04/2022 To: Katy Purvis From: Brian Kerridge	<p>We spoke before Christmas about St Paul's proposal to replace a fire escape door and a door and surround to the back of our church hall.</p> <p>You advised that a faculty would be required because the hall is in curtilage of the church.</p> <p>We will also need full planning permission and I will need to lease with Trafford's Conservation Officer.</p> <p>Am I best to pursue the planning application before making a Faculty application?</p> <p>I am anxious to avoid potential complications of pursuing both at the same time.</p>
04/04/2022 To: Brian Kerridge From: Katy Purvis	<p>Hi Brian, it is up to you really, it is probably easiest to do the faculty first, get DAC approval and then start the planning application. The faculty will have a condition saying something along the lines of "The parish to obtain any necessary planning consents", so you won't need to have planning in place to get faculty. Once the DAC agree to the works, it is quite likely planning will get through based on any changes resulting from DAC advice. If Trafford ask for changes after the faculty is issued, then you'd need to come back to DAC and ask for a variation, but again, that is likely to be quite easy and much quicker than a full faculty, or planning application.</p> <p>If you wanted to do both at the same time, or planning application first, I would recommend asking DAC for informal advice first, just to make sure they agree with your proposals in principal, rather than you apply for planning and then the DAC ask for changes and you then need to reapply to Trafford, as that will cost more and take longer</p> <p>Hope that helps</p>
30/06/2022 To: Brian Kerridge From: Caroline Hilton	<p>I am writing to let you know that at its meeting of 24 June 2022 the DAC considered the proposals for replacement doors to the hall and it resolved, subject to you submitting a faculty application to recommend the scheme with the following provisos:</p> <ol style="list-style-type: none">The works to be under the direction and subject to the inspection of the Scheme ArchitectThe parish to obtain any necessary planning consent

	<p>This means once you have submitted the faculty application on the Online Faculty System I will be able to raise the Notification of Advice, which will allow you to proceed with the public notice period.</p> <p>If you have any queries please do let me know.</p>
<p>04/08/2022</p> <p>To: Brian Kerridge From: Caroline Hilton</p>	<p>Sale St Paul – Link Corridor Fire Escape and Rear Hall Door Replacement - Application ref: : 2022-073360</p> <p>IMPORTANT INFORMATION</p> <p>Please read to the bottom of this e-mail. It contains the instructions for progressing your faculty application with respects to:</p> <ul style="list-style-type: none"> • the requirements for the display of public notices • availability of supporting documentation for view • statutory lodging fee and additional costs you may be obliged to pay <p>I have now raised the Notification of Advice on the Online Faculty System for the above faculty application. You will see it includes the following provisos:</p> <ul style="list-style-type: none"> c. The works to be under the direction and subject to the inspection of the Scheme Architect d. The parish to obtain any necessary planning consent <p>In the online application, at the bottom of the list of stages on the Details section, you will see that the Petition form is once again awaiting your action. You now need to complete the remaining pages of the Petition, click ‘Finish’ form and then ‘Submit’. This will generate the Public Notice for you to complete and display.</p> <p>You will see a new pdf in the ‘Supporting Documents’ section of your online application, named “Documents seen by the DAC on 24 June 2022 and associated pdf”. This contains the full details of your application and will be uploaded with the public notice to this page on the diocesan website https://chester.anglican.org/support-services/churches/faculties/public-notices.php, in order that the public can access details and comment on any proposals. Please let us know if you have any concerns about this.</p> <p><i>When you fill in your public notice please say that the plans can be viewed at the web address above. You may wish to add further direction for viewers to access the plans on your own website, and/or by request to you or the DAC office.</i></p> <p>Please post the public notice at church, on the outside, inside and on the church website if you have one, for the 28 day notice period, plus the day you put the notice up and the day you take it down, in effect 30 days.</p>

	<p>What happens next - THIS IS IMPORTANT - YOUR ACTION WILL BE REQUIRED</p> <ul style="list-style-type: none"> Once the Public Notice period has ended, please submit your Public Notice Certificate online to enable the application to move onto the next stage. Once the Public Notice Certificate has been submitted to the Registrar, please press Submit on the Application page online to enable the application to move onto the next stage. <p>PLEASE NOTE: There is a standard statutory fee of £311.20 for lodging a petition for a faculty. The DBF have agreed that from 1st January 2021 the fee for petitions such as this will be paid by the DBF. It is possible that additional costs could be incurred if the application becomes complicated, objections are received or there is a requirement for a court hearing or written representations. If this is the case all additional costs incurred will be payable by the petitioners and not the DBF. For information and as stipulated in the current fee order, the Registry fee for general correspondence is £150.00 per hour and the Chancellor's fee for preparing and writing judgments is £136.00 per hour. Please be aware that costs can very quickly accrue.</p> <p>Please note that you cannot legally carry out the works applied for in the faculty application until the faculty permission has been granted by the Chancellor.</p>
<p>17/01/2023</p> <p>To: Katy Purvis From: Brian Kerridge</p> <p>With attachments</p>	<p>I have now secured local authority planning permission for this proposal.</p> <p>However, Trafford's Heritage Officer asked for a change to the design of the doors which I have duly made.</p> <p>They asked that the horizontal transom across the doors and side panel be removed so that the doors are more in keeping with another external door which was replaced a couple of years ago.</p> <p>I attach the two revised drawings which will need to be incorporated into the faculty application.</p> <p>Are you able to seek the necessary approval to the design changes or is there something which I need to do as part of the faculty application process?</p> <p>6) Drawing numbers 1952 / 02 Revision B (09/01/2023) and 1952 / 03 Revision B (09/01/2023) of Kepczyk Pearce Sanderson, both dated 9 January 2023</p>
<p>23/01/2023</p> <p>To: Brian Kerridge From: Katy Purvis</p>	<p>Sorry for the delay in replying. I'm glad you now have planning. We will need to take the revised drawings back to DAC, and then, assuming DAC agree to re-recommend, which I think they will, Caroline will need to reissue the notification of advice, and then you can put up the public</p>

	<p>notices. You don't need to do anything in terms of the application, just wait for the DAC advice. The next DAC meeting is 17 February.</p>
<p>24/01/2023</p> <p>To: Katy Purvis From: Brian Kerridge</p> <p>With attachment</p>	<p>Thank you for your advice. I attach the local authority planning permission for your records.</p> <p>7) Grant of Planning Permission for application number 109283/FUL/22 of Trafford Council dated 16 January 2023</p>
<p>28/02/2023</p> <p>To: Brian Kerridge From: Caroline Hilton</p>	<p>I am writing to let you know that at its meeting of 17 February 2023 the DAC considered the revised design of the link doors and the Committee resolved to re-recommend the scheme, with the following proviso:</p> <p style="padding-left: 40px;">a. The works to be under the direction and subject to the inspection of the Scheme Architect</p> <p>This means I will need update the Notification of Advice on the Online Faculty System to reflect the revised details. I will let you know when I have carried this out so that you can then go on to display the public notices.</p> <p>If you have any queries please do let me know.</p>