Paul Butler Associates
Planning, Development & Heritage Consultants

25 February 2022

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

FAO James Hughes

21.1658

Dear James

Application for Planning Permission and Application for Listed Building Consent
Freetrade Exchange, 37 Peter St, Manchester M2 5GB

On behalf of our client Clearbell UK Strategic Partnership, we have pleasure in submitting applications to seek approval for a proposed scheme which will enable the re-use of a Grade II Listed Building on Peter Street, Manchester City Centre.

The scheme involves the comprehensive internal refurbishment and reconfiguration to upgrade the office space and facilities, and to create a bar (sui generis use) at lower ground floor level. The building will continue to be in office use (Use Class E(g)(i)) at ground and upper floors including a small infill extension at fifth floor level. The proposals also include external works to entrances, a replacement façade lighting, and the replacement of plant.

Description of Development

The description of development for the applications is as follows:

'Refurbishment and alteration works to office building comprising the reconfiguration of main entrance and expansion of reception area, use of lower ground floor as a bar (sui generis), removal of glazed canopy over main entrance, infill of enclosed area at 5th floor level (creating 37 sqm Use Class E(g)(i) office space), replacement of existing glazed entrance screen; repainting of modern ground floor feature western elevation, guardrails, and window frames; replacement of external lighting and removal of redundant lighting; installation of platform lifts; removal of car lift, roller shutter door and louver to vehicle entrance to north elevation of building and creation of additional glazed entrance and reception; installation of upgraded toilet facilities; use of basement for bike store, gym, sauna, changing facilities, toilets and showers ancillary to existing office use of building; other internal works to enable enhancement of internal spaces; removal of redundant plant to roof level and installation of new plant and PV panels'.

Supporting Documents

The applications are supported by a series of planning drawings prepared by Michael Laird Architects and M&E drawings prepared by Hannan Associates (please refer to attached drawing schedule), along with the following technical reports:

- Design and Access Statement by Michael Laird Architects.
- Planning Statement by Paul Butler Associates.
- Heritage Statement prepared by Stephen Levrant Heritage Architecture.
- Structural Survey by Paragon.
- Ventilation Strategy by Hannan Associates.
- External Lighting Statement by Hannan Associates.
- Crime Impact Statement by Greater Manchester Police.
- Acoustic Assessment prepared by Hann Tucker.
- Damp Proofing Information by Peter Cox Ltd.

With regards to the validation requirements set out within the table below, please refer to the respective submitted documents:

Validation Requirement	Refer to:
Community Involvement Statement	Planning Statement
Blue and Green Infrastructure Statement	Planning Statement
Waste Management Strategy / Proforma	Planning Statement
Disabled Access Statement	Planning Statement and Design and Access Statement
Surface Water Drainage Statement	Planning Statement
Operating Schedule (in respect of proposed bar use)	Planning Statement
Floorspace Schedule	Design and Access Statement
Schedule of Materials	Information annotated on submitted proposed plans
Architectural Method Statement	Design and Access Statement
Photographs of all affected internal and external parts of building.	Heritage Statement
Economic Statement	Planning Statement (Section 5)

The application fee of £462 has been paid via the Planning Portal.

Scheme benefits

The proposed development will provide a series of economic, social and environmental benefits. These include:

- The sympathetic internal and external refurbishment of a Grade II Listed Building with office and bar uses which will help to secure its long-term future, ensure the retention of historic/architectural features and minimise impact on the building's fabric

- The provision of uses which will have a positive impact on the regeneration of this part of the City Centre. The resumption of office use at the building will create additional employment. In addition to the creation of further employment, the proposed wellness facilities will result in social, health, and well-being benefits for office employees.

- Securing direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future office workers.

- Providing a viable use for the basement, which is otherwise constrained due to the lack of natural light.

- The encouragement of further investment into the City Centre and the provision of uses that will encourage natural surveillance to help reduce crime and the fear of crime.

- The enhancement of existing office space and facilities, within a building where this use is well established, thereby helping to meet the demand for high quality commercial space within the City Centre.

- Taking advantage of the site's easy access to public transport linkages, and its proximity to the multitude of services offered within the City Centre. The works will also result in significant improvements to how the buildings are accessed, and to access within the buildings.

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit these applications on behalf of Clearbell UK Strategic Partnership and look forward to working with officers in progressing the applications through to a positive determination. If you require anything further, please let me know.

Yours sincerely



Don Murphy MPLAN MRTPI
Director

Architectural Plans

Drawing No.	Status	Title	Revision
CFM.AR(10)001	Planning	Soft Strip-out Scope - Basement	B
CFM.AR(10)002	Planning	Soft Strip-out Scope - Lower Ground Floor	B
CFM.AR(10)003	Planning	Soft Strip-out Scope - Ground Floor	B
CFM.AR(10)004	Planning	Soft Strip-out Scope - First Floor	B
CFM.AR(10)005	Planning	Soft Strip-out Scope - Second Floor	B
CFM.AR(10)006	Planning	Soft Strip-out Scope - Third Floor	B
CFM.AR(10)007	Planning	Soft Strip-out Scope - Fourth Floor	B
CFM.AR(10)008	Planning	Soft Strip-out Scope - Fifth Floor	B
CFM.AR(10)009	Planning	Soft Strip-out Scope - Roof	B
CFM.AR(10)011	Planning	Hard Strip-out Scope - Basement	A
CFM.AR(10)012	Planning	Hard Strip-out Scope - Lower Ground Floor	A
CFM.AR(10)013	Planning	Hard Strip-out Scope - Ground Floor	A
CFM.AR(10)014	Planning	Hard Strip-out Scope - First Floor	A
CFM.AR(10)015	Planning	Hard Strip-out Scope - Second Floor	A
CFM.AR(10)016	Planning	Hard Strip-out Scope - Third Floor	A
CFM.AR(10)017	Planning	Hard Strip-out Scope - Fourth Floor	A
CFM.AR(10)018	Planning	Hard Strip-out Scope - Fifth Floor	A
CFM.AR(10)019	Planning	Soft Strip-out Scope - Roof	A
CFM.AR(10)020	Planning	Soft Strip-out Scope - Elevations	A
CFM.AR(35)011	Planning	Proposed RCP - Basement	A
CFM.AR(35)012	Planning	Proposed RCP - Lower Ground Floor	A
CFM.AR(35)013	Planning	Proposed RCP - Ground Floor	A
CFM.AR(35)014	Planning	Proposed RCP - First Floor	A
CFM.AR(35)015	Planning	Proposed RCP - Second Floor	A
CFM.AR(35)016	Planning	Proposed RCP - Third Floor	A
CFM.AR(35)017	Planning	Proposed RCP - Fourth Floor	A
CFM.AR(35)018	Planning	Proposed RCP - Fifth Floor	A
CFM.AR(99)001	Planning	Existing Layout - Basement	A
CFM.AR(99)002	Planning	Existing Layout - Lower Ground Floor	A
CFM.AR(99)003	Planning	Existing Layout - Ground Floor	A
CFM.AR(99)004	Planning	Existing Layout - First Floor	A
CFM.AR(99)005	Planning	Existing Layout - Second Floor	A
CFM.AR(99)006	Planning	Existing Layout - Third Floor	A
CFM.AR(99)007	Planning	Existing Layout - Fourth Floor	A
CFM.AR(99)008	Planning	Existing Layout - Fifth Floor	A
CFM.AR(99)009	Planning	Existing Layout - Roof	A
CFM.AR(99)010	Planning	Existing Sections	A
CFM.AR(99)011	Planning	Proposed Layout - Basement	A
CFM.AR(99)012	Planning	ProposedLayout - Lower Ground Floor	A
CFM.AR(99)013	Planning	Proposed Layout - Ground Floor	A
CFM.AR(99)014	Planning	ProposedLayout - First Floor	A
CFM.AR(99)015	Planning	ProposedLayout - Second Floor	A
CFM.AR(99)016	Planning	Proposed Layout - Third Floor	A
CFM.AR(99)017	Planning	Proposed Layout - Fourth Floor	A
CFM.AR(99)018	Planning	Existing Layout - Fifth Floor	A
CFM.AR(99)019	Planning	Proposed Layout - Roof	A
CFM.AR(99)020	Planning	Proposed Elevations	A
CFM.AR(99)022	Planning	Proposed Sections	A
CFM.AR(PL)100	Planning	Location Plan	A
CFM.AR(PL)101	Planning	Main Entrance Proposal - Elevation	A
CFM.AR(PL)102	Planning	LGF Entrance Proposal - Elevation	A
CFM.AR(PL)103	Planning	Rear Entrance Proposal -Elevation	A
CFM.AR(PL)104	Planning	Main Entrance Proposal - Layout	A
CFM.AR(PL)105	Planning	Rear Entrance Proposal - Layout	A

Drawing No.	Status	Title	Revision
CFM.AR(22)011	Planning	Proposed Internal Partitions - Basement	A
CFM.AR(22)012	Planning	Proposed Internal Partitions - Lower Ground Floor	A
CFM.AR(22)013	Planning	Proposed Internal Partitions - Ground Floor	A
CFM.AR(22)014	Planning	Proposed Internal Partitions - First Floor	A
CFM.AR(22)015	Planning	Proposed Internal Partitions - Second Floor	A
CFM.AR(22)016	Planning	Proposed Internal Partitions - Third Floor	A
CFM.AR(22)017	Planning	Proposed Internal Partitions - Fourth Floor	A
CFM.AR(22)018	Planning	Proposed Internal Partitions - Fifth Floor	A
CFM.AR(33)011	Planning	Proposed RAF & Screed Layouts - Basement	A
CFM.AR(33)012	Planning	Proposed RAF & Screed Layouts - Lower Ground Floor	A
CFM.AR(33)013	Planning	Proposed RAF & Screed Layouts - Ground Floor	A
CFM.AR(33)014	Planning	Proposed RAF & Screed Layouts - First Floor	A
CFM.AR(33)015	Planning	Proposed RAF & Screed Layouts - Second Floor	A
CFM.AR(33)016	Planning	Proposed RAF & Screed Layouts - Third Floor	A
CFM.AR(33)017	Planning	Proposed RAF & Screed Layouts - Fourth Floor	A
CFM.AR(33)018	Planning	Proposed RAF & Screed Layouts - Fifth Floor	A
CFM.AR(42)011	Planning	Proposed Wall Finishes - Basement	A
CFM.AR(42)012	Planning	Proposed Wall Finishes - Lower Ground Floor	A
CFM.AR(42)013	Planning	Proposed Wall Finishes - Ground Floor	A
CFM.AR(42)014	Planning	Proposed Wall Finishes - First Floor	A
CFM.AR(42)015	Planning	Proposed Wall Finishes - Second Floor	A
CFM.AR(42)016	Planning	Proposed Wall Finishes - Third Floor	A
CFM.AR(42)017	Planning	Proposed Wall Finishes - Fourth Floor	A
CFM.AR(42)018	Planning	Proposed Wall Finishes - Fifth Floor	A
CFM.AR(43)011	Planning	Proposed Floor Finishes - Basement	A
CFM.AR(43)012	Planning	Proposed Floor Finishes - Lower Ground Floor	A
CFM.AR(43)013	Planning	Proposed Floor Finishes - Ground Floor	A
CFM.AR(43)014	Planning	Proposed Floor Finishes - First Floor	A
CFM.AR(43)015	Planning	Proposed Floor Finishes - Second Floor	A
CFM.AR(43)016	Planning	Proposed Floor Finishes - Third Floor	A
CFM.AR(43)017	Planning	Proposed Floor Finishes - Fourth Floor	A
CFM.AR(43)018	Planning	Proposed Floor Finishes - Fifth Floor	A
CFM.AR(99)021	Planning	Proposed Elevations	B
CFM.AR(10)021	Planning	Soft Strip-out Scope - Elevations	B
CFM.AR(35)001	Planning	Existing RCP - Basement	A
CFM.AR(35)002	Planning	Existing RCP - Lower Ground Floor	A
CFM.AR(35)003	Planning	Existing RCP - Ground Floor	A
CFM.AR(35)004	Planning	Existing RCP - First Floor	A
CFM.AR(35)005	Planning	Existing RCP - Second Floor	A
CFM.AR(35)006	Planning	Existing RCP - Third Floor	A
CFM.AR(35)007	Planning	Existing RCP - Fourth Floor	A
CFM.AR(35)008	Planning	Existing RCP - Fifth Floor	A
CFM.AR(99)021	Planning	Proposed Elevations	C
CFM.AR(PL)105	Planning	Rear Entrance Proposal - Layout	B

M&E Plans Schedule

Ground Floor Office Lighting Layout (Ref: E 04 00 Rev P3)

Typical Floor Office Lighting Layout (Ref: E 04 00 Rev P3)

Typical Floor MEP Services Section (Ref: PS 01 07 P2)

Indicative Comfort Cooling Layout - Typical Upper Floor (Ref: M 02 11 Rev P5)

Indicative Comfort Cooling Layout - Ground Floor (Ref: M 02 12 Rev P1)

Indicative BCO Zones - Typical Upper Floor (Ref: M 11 01 Rev P4)

Indicative BCO Zones - Ground Floor (Ref: M 11 02 Rev P1)

Basement Level MEP Plant & Riser Space (Ref: PS 01 01 Rev P5)

Lower Ground Floor MEP Plant & Riser Space (Ref: PS 01 02 Rev P6)

Ground Floor MEP Plant & Riser Space (Ref: PS 01 03 Rev P6)

Typical Floor MEP Plant & Riser Space (Ref: PS 01 04 Rev P6)

Roof Level MEP Plant & Riser Space (Ref: PS 01 05 Rev P8)

Typical Level High Level MEP Services (Ref: PS 01 06 Rev P2)

Typical Level MEP Services Section (Ref: PS 01 07 Rev P2)

Basement Level MEP Builders Work (Ref: PS 02 01 Rev P1)