

7 April 2022

Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela

Presbar Warehouse, Store Street, Manchester – Application for Full Planning Permission

Please find an enclosed application for full Planning Permission for the development of a mixed-use entertainment, enterprise and cultural hub in the former Presbar Warehouse on Store Street. The Applicant is Diecast Limited.

The site is 1.58 ha and is bound by Ducie Street to the north, Store Street to the south and Stockton furniture store to the east. The site currently consists of the former Diecast Warehouse, its car park and associated forecourt.

The description of development as stated on the application form for Full Planning Permission is as follows:

“Full planning permission for a change of use from an industrial foundry (Class B2) to a mixed-use development with retail, leisure and office uses (Use Class E and Sui Generis (drinking establishment)), external alterations including creation of new entrances and over-cladding of the roof, temporary installation of new structures within the forecourt, and associated works including cycle parking and new electric vehicle charge points, the erection of pergolas.”

Documents

The submission comprises of a suite of documents as set out below which fully explain and justify the development proposals. The scope of the application has been agreed through pre-application consultation with Manchester City Council as the Local Planning Authority.

- Planning Application Form, fees and ownership certificates;
- Planning application red-line boundary plan prepared by JSA Design;
- Existing plans, sections and elevations prepared by JSA Design;

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- Proposed elevations, plans and sections prepared by JSA Design;
- Design and Access Statement prepared by JSA Design;
- Statement of Community Involvement by Counter Context;
- Crime Impact Statement by Greater Manchester Police;
- Transport Statement prepared by SK Transport;
- Framework Travel Plan prepared by SK Transport;
- Noise Impact Assessment prepared by Hoare Lea;
- Ventilation and Odour Strategy prepared by APL Mechanical;
- Waste and Servicing Strategy prepared by SK Transport; and
- Event Management Strategy (Crowd Management Plan) by FGH Security.

The Planning Portal fee of £1,418.20 will be paid via nomination on Planning Portal.

I would be grateful for your written confirmation of registration and validation of the application. If you have any questions relating to this application, please contact my colleagues Frances Hampson (0161 455 6766 / fhampson@deloitte.co.uk) or Ollie Eyre (020 7303 4102 / odeyre@deloitte.co.uk).

Yours sincerely

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