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Sixteen.

Mr Anthony Mitchell,
Planning Department,
Manchester City Council,
PO Box 532, Town Hall,
Manchester,
M60 2LA.

21st September 2021

Dear Mr Mitchell,

Please find enclosed a full planning application 25 King Street in Manchester City Centre for the following:

*"**Proposed elevational alterations to the ground floor unit, to include new shopfront, retractable awning and signage**."*

The application is submitted on behalf of our client "*Yorkshire and Clydesdale Bank Pension Trustee Limited c/o CBRE Global Investors*".

The alterations are required for the future new café/restaurant occupier of the unit, Eden Lounge, with the concept including a focus on Mediterranean dishes.

The unit is currently vacant but was occupied by Phase Eight as a retail unit (Use Class E) for a number of years. It will therefore continue to be used under Use Class E by the new occupier and no change of use is necessary.

The application is accompanied by the following plans and documents:

- Site Location Plan (ref: 01001-S2-P1)
- Existing and Proposed Ground Floor Plan (ref: 02000-S2-P3)
- Existing and Proposed Elevations (ref: 03000-S2-P1)
- Existing and Proposed Sections (ref: 04000-S2-P1)
- Existing and Proposed Side Elevation (ref: 03000-S2-P3)
- Proposed Signage Plans (ref: 11804-002)
- Design & Access Statement
- Heritage Statement

I trust you have everything required to validate the application. If, however, you do require anything further then please do not hesitate to contact me on 0161 461 1616 or dan@sixteenrealestate.com.

Kind regards,

Dan Whitney

Associate Director – Planning