

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 and listed building consent for the change of use from retail (Use Class E) to a bar (Sui Generis) of the basement of 39-43 King Street in Manchester City Centre.

The application is submitted on behalf of our client *"37 KS GP Limited on behalf of 37 KS"*.

The premises have been vacant for approximately two years and therefore the proposed development will bring the space back into commercial use as a bar, adding to and complementing the existing leisure offer in this part of Manchester City Centre.

The application proposal also includes only minor external alterations to the building including new double doors and lighting. There is no requirement for new external ventilation. Internally, the unit will be refurbished to reflect the concept of the proposed bar, which is to be operated by Sonata Piano & Cabaret Lounge.

An application for Listed Building consent is submitted as a section of the former bank entrance at the frontage (which is not affected in any way by this application) is referred to in the listing entry of the adjacent 35 King St (listing entry number 1282985). It is considered that this semi-circular arch is the only remaining feature of heritage significance at the subject property.

The proposal will provide a number of benefits, including:

- Enhance the daytime and evening leisure offer in this part of Manchester City Centre.
- Bring back into active use a vacant unit within a prominent location.
- Create employment opportunities for bar staff and management.

The application is accompanied by the following plans and documents:

- Site Location Plan (ref: 01001-S2-P1)
- Existing Basement Elevations (ref: 03000-S2-P1)
- Proposed Basement Elevations (ref: 03000-S2-P1)
- Existing Basement Section (ref: 04000-S2-P1)
- Proposed Basement Section (ref: 04000-S2-P1)
- Existing Basement Floorplan (ref: 001)
- Proposed Floorplan (ref: 010 B)
- Refuse Strategy plan
- Design & Access Statement
- Heritage Statement
- Crime Impact Statement
- Operational Statement (including operating schedule and dispersal policy)
- Waste Proforma

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