

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

12th August 2021

Dear Mr Mitchell,

Please find enclosed a full planning application for the change of use from a shop (Use Class E) and training centre (Use Class F1) to a bar (Sui Generis) of Unit 1 of 70 Spring Gardens (Northspring) in Manchester City Centre.

The application is submitted on behalf of our client "Origin Manchester GP on behalf of Origin Manchester LP".

The premises have been vacant for approximately three 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 does not involve any external alterations to the building and there is therefore no requirement for elevational plans. In addition, while the site is located within the Upper King Street Conservation area, there should be no requirement for a Heritage Statement. In any case, the issue of heritage will be addressed within a combined Design, Access & Heritage Statement.

Internally, the unit will be refurbished to reflect the concept of the proposed bar, which is to be operated by Blinker. There will only be a very minimal food offering, in the form of toasties with a filter extraction above the machine with no requirement for external ventilation.

The Planning Portal form does not allow us to accurately insert the proposed opening hours. That section of the form is therefore left blank. As confirmed within the Design, Access & Heritage Statement, Blinker proposes the following hours of operation: Wednesday to Sunday: 12:00 to 01:00.

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: 001)
- Existing/Proposed Floorplan (ref: 003)
- Refuse Strategy plan (ref: 006)
- Design, Access & Heritage Statement (incorporating Disabled Access)
- 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