Our Ref: 2021-19

Planning – Development Management Team
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

20th April 2021 **VIA PLANNING PORTAL**

To Whom It May Concern,

Re: Change of Use, Listed Building and Advertisement Applications @ St George's House, 56 Peter Street, Manchester, M2 3NQ

Adams Planning + Development Ltd have been instructed to submit a change of use, listed building and advertisement application at the above-identified Grade II Listed St George's House for the following form of development:

''Change of use of cafe on eastern side of ground floor to wine bar including new signage, canopies, additional outside seating and improved frontage with associated infrastructure and ancillary facilities''

We have submitted the planning applications as two planning applications. Namely, a full (change of use) and advertisement application and a separate listed building application simultaneously in order to assist Manchester City Council in their administration of the planning applications.

The planning applications comprise of the following information:

1) This Covering Letter
2) Planning Application Fees of £462 & £132
3) A Full and Advertisement Planning Application Form & Certificate B
4) A Listed Building Application Form & Certificate B
5) A Site Location Plan (Drawing No. 400/PD/9001)
6) Existing Site Plan (Drawing No. 400/PD/0001)
7) Existing Ground Floor & Mezzanine (Drawing No. 400/PD/0002)
8) Existing External Elevations (Drawing No. 400/PD/0003)
9) Existing Internal Elevations (Drawing No. 400/PD/0004)
10) Existing Signage (Drawing No. 400/PD/0005)
11) Proposed Site Plan (Drawing No. 400/PD/1001)
12) Proposed Ground Floor & Mezzanine (Drawing No. 400/PD/1002)
13) Proposed External Elevations (Drawing No. 400/PD/1003)
14) Proposed Internal Elevations (Drawing No. 400/PD/1004)
15) Proposed Signage and Frontages Plan 1 of 3 (Drawing No. 400/PD/1005)
16) Proposed Signage and Frontages Plan 2 of 3 (Drawing No. 400/PD/1006)
17) Proposed Signage and Frontages Plan 3 of 3 (Drawing No. 400/PD/1007)
18) Proposed Delivery and Waste Management Strategy Plan (Drawing No. 400/PD/1008).
19) A Planning, Design & Access Statement (Ref: 2021-19a)

20) A Heritage Statement (Ref: 2021-19b)
21) An Operating Statement (Ref: 2021-19c)

The enclosed Planning, Design and Access Statements and Heritage Statement explain that the proposed wine bar is currently being fitted out internally given that the St Peter's Square Conservation Area appraisal confirms that, with regards to the historic fabric of the building ''*None of these internal features are retained in the refurbishment of this building",* and no Heritage-related concerns have been qualified on the Council's website with the historical fit out works of the Café Nero proposals that were carried out in 2013/2014.

The proposed wine bar name celebrate the building's heritage and will deliver a policy compliant use in a considered manner, generating employment, vitality and vibrancy in a prominent City Centre location.

Grade A Alternative have instructed APD to contact Manchester City Council's Heritage Officers to arrange a site visit as soon as practicable, in order to ensure that the enclosed information meets with their satisfaction. A Certificate B Notice has also been issued to City Co. alongside this submission which follows on from our client's pre-application discussions and agreement of the proposed outside seating arrangements.

We would be grateful if the appointed planning officer could please contact the under-signed in order to arrange a site visit as soon as practicable. The planning application has been submitted via the Planning Portal. We will contact Manchester City Council's validation team within 5 working days to confirm validation of the planning application.

Yours sincerely,



Russell Adams
For and on behalf of Adams Planning + Development Ltd

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