



Paul Butler Associates

Planning, Development & Heritage Consultants

17 March 2021

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

17.1170

FAO Angela Leckie

Dear Mrs Roscoe,

Hilton House, 26-28 Hilton Street, Manchester, M1 2EH

Submission of Application for 'Subdivision of ground floor to provide café/restaurant unit (use class E(b)) with associated mechanical plant with outside seating area'.

On behalf of our client, HHNQ Ltd, please find attached an application for 'Subdivision of ground floor to provide café/restaurant unit (use class E(b)) with associated mechanical plant with outside seating area'. The ground floor already has consent for café/restaurant use therefore the application relates to a possible 'intensification' of use.

The operating hours of the café/restaurant unit will be 07:00 – 00.00 Monday to Sunday which reflects existing consented hours for the ground floor café/restaurant space of the building. The proposals do not require any external alterations to the building to facilitate its subdivision. Signage proposals will be progressed separately by the end operator. The proposed café/restaurant will include a commercial kitchen with associated extraction equipment and plant. A strategy for ventilation is provided as part of the application submission but will require further development by the end user with final details to be confirmed at condition discharge stage.

The proposal will provide a series of positive planning and regeneration benefits. It will:

- Provide vacant floorspace with an active use that will enhance the daytime and evening leisure offer within this part of the Northern Quarter.
- Create employment opportunities during the construction/fit-out stage of development and once the scheme is operational.
- Increase activity along Port Street which will help to reduce opportunities for anti-social behaviour and crime to be committed.
- Represent a form of sustainable development and provide a series of economic, social and environmental benefits.

The application is supported by the following documents and drawings:

Documents

1. Covering Letter (ref 17.1170) prepared by Paul Butler Associates.
2. Completed Application Forms and Certificates
3. Planning Statement prepared by Paul Butler Associates.
4. Waste Management Strategy Pro-forma prepared by Paul Butler Associates.
5. Noise Assessment for Planning Purposes prepared by AEC Ltd (previous acoustic reports referred to within this document have also been submitted for reference).
6. Crime Impact Statement prepared by Greater Manchester Police Design for Security.

Drawings

Drawing No.	Title	Scale	Papersize
010	Site Location Plan	1:1250	A4
(07) 001	Ground Floor As Built	1:50	A1
200	Demise Plan (<i>Note: this drawing also shows the ventilation strategy – full details will be confirmed at condition discharge stage once the end operator is confirmed</i>)	1:50	A1
300	Existing & Proposed Elevations	1:50	A1

The planning application fee (£462.00) will be paid on submission of the application to Manchester City Council by the applicant.

We trust that this information is sufficient to enable the positive determination of this application and we look forward to working with you in progressing it through to determination.

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Senior Planner