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Manchester City Council
Planning Department
PO Box 532
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M60 2LA

3 March 2021

EP ref: 20-605

Clare Gascoigne
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ClareGascoigne@emeryplanning.com

Dear Sir / Madam

Re: Planning Portal reference: PP-09582281
Site: 28 St John Street, Manchester

We have been instructed to submit an application for full planning and listed building consent at the above site.

The application comprises the following supporting documents:

- Application form and ownership certificate;
- 1462-EX(20)06A - Site Location Plan
- 1462-EX(20)01B - Existing Basement General Arrangement
- 1462-EX(20)02B - Existing Ground Floor General Arrangement
- 1462-EX(20)03B - Existing First Floor General Arrangement
- 1462-EX(20)04B - Existing Second Floor General Arrangement
- 1462-EX(20)04B - Existing Second Floor General Arrangement
- 1462-PL(20)01B - Proposed Basement General Arrangement
- 1462-PL(20)02C - Proposed Ground Floor General Arrangement
- 1462-PL(20)03C - Proposed First Floor General Arrangement

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- 1462-PL(20)04C - Proposed Second Floor General Arrangement
- 1462- PL(20)05B - Waste Storage Area Plan
- Planning, Heritage, Design and Access Statement by Emery Planning.

The planning application fee in the sum of £462 has been paid by BACS transfer.

We trust that the above meets with your requirements and that you are able to validate and register the application. We look forward to receiving confirmation of your receipt of same.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely
Emery Planning

Clare Gascoigne

Clare Gascoigne DIP URP, MRTPI
Senior Consultant