

Our Ref: 2019-078
Your Ref: 2017-173

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12th February 2021

Dear Sir/Madam,

Full Planning Application – Brighton House, Wilmslow Road, Manchester

We write to you on behalf of our client, Peakstone Commerce Ltd, to inform you of the submission of a full planning application submitted in relation to the above address. The proposals seek consent for physical works to the building to allow it to be used as a restaurant.

The description of the proposed development is as follows:

'Full planning permission for the physical works to the building including replacement of rear steps for disabled access ramp and installation of HVAC system.'

The Proposal

This planning application seeks to enable existing vacant floorspace (basement and ground floor) to be used to accommodate an independent restaurant.

Physical alterations proposed as part of this application are limited to:

- replacement of rear steps for disabled access ramp; and
- installation of HVAC systems within ground floor and basement.

Access

There are no changes to the access arrangements except from the installation of the access ramp to the south entrance.

Parking

No changes to the parking have been proposed as part of this application. The parking is to remain as existing.

Servicing

The intended use will result in regular deliveries to the site which will be taken through the basement entry on the left side of the building.

Waste Management

Refuse will be taken into a dedicated storage area to the left side of the building. It will then be collected 2 times a week. Recycling containers will also be provided.

Employment

The restaurant will require approximately 15 full time staff members for the front and back of house.

Hours of operation

Desired opening hours are 11.00 - 23.00 throughout the week.

Alcohol

No alcohol is to be sold or consumed onsite.

Crime & Safety

It is the intention of our client that the site will be covered by CCTV to promote the safety of staff and customers but also limit opportunities for crime.

This supporting cover letter and completed application forms were submitted electronically today via the Planning Portal (Ref: PP- 09514598). The supporting documents have also been submitted via the planning portal.

The requisite planning application fee (**£468**) was paid via Planning Portal.

The following plans have been submitted in support of the application:

Plan	Ref
Site Location Plan	N/A
Existing Floor & Elevation Plans (including Site Plan)	N/A
Proposed Basement Layout	100A
Proposed Ground Floor Layout	101A
Proposed Mechanical Services	104C

The planning application comprises of all requisite information reflecting the local and national validation requirements as those necessary to ensure the application's validation and determination.

We therefore trust that the above information and the submitted documentation are all to your satisfaction and allow for the application to be validated and determined quickly. Should you require any further information, please do not hesitate to contact me.

Yours sincerely,



Katarzyna Gotlibowska
Planner
On behalf of NJL Consulting