



Paul Butler Associates

Planning, Development & Heritage Consultants

05 March 2021

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

FAO Angela Leckie

20.1498

Dear Mrs Roscoe

Land at Holbrook Street, Manchester, M1 7DB

Creation of a pop-up food venue involving the siting of a food trailer, outdoor seating, associated landscaping and lighting

On behalf of my client, MABA Eats Ltd, please find enclosed a planning application for the creation of a pop-up streetfood venue at Holbrook Street in Manchester City Centre.

The proposed use will provide a vacant, under-utilised site in the city centre with a viable economic use. The applicant is seeking to create a quirky, independent venue which offers a intimate and personal experience for customers. The proposals will be associated with the following benefits:

- In the current climate - which is exceptionally difficult for restaurant operators - the proposals represent a realistic and viable business model, which will also contribute to job creation within the City, particularly for workers in the hospitality sectors who have been hit especially hard.
- The creation of a pop-up style development would enable the provision of customer seating in an outdoor setting which is preferable with regard to minimising the spread of COVID 19. In addition the proposal would make efficient use of an underutilised site in a highly sustainable and accessible City Centre location.
- The existing site makes no contribution to the character of the area, with only low level use for storage and providing servicing / back of house activities. The creation of a pop up restaurant would have a positive environmental impact by creating vibrancy and enlivening this part of Holbrook Street / Charles Street.
- The proposals would also increase natural surveillance, which will be of particular benefit to those travelling along Pritchard Street to use the Euro Car Park, and thereby it would help to reduce crime and fear of crime.
- Holbrook Street is an ideal location for such a use, as it would be compatible with neighbouring uses and enhance the leisure offer available in this area.

In addition to this covering letter, the application is supported by the following information:

- Completed Planning Application Forms and Ownership Certificates.
- Planning and Heritage Statement prepared by Paul Butler Associates.
- Waste Management Strategy Pro-forma prepared by Paul Butler Associates.
- Noise Impact Assessment prepared by SBM Safety Solutions.
- Extraction Details prepared by Swan Projects.
- Design for Security Review Letter prepared by Greater Manchester Police.
- Visuals prepared by Revival Trailers.
- Location Plan, Existing Site Plan, and Proposed Site Plan prepared by Atelier.

A planning application fee of £462 is payable with this application. This fee will be paid under separate cover by my client. We look forward to receiving confirmation of validation. In the meantime, should you require any further information, please don't hesitate to get in touch.

Yours sincerely



Lynsay Ewart BSc(Hons) MSc MRTPI
Planner