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20th December 2019

Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester
M60 2LA

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) & LISTED BUILDINGS AND CONSERVATION AREAS ACT 1990 AND APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR CHANGE OF USE FROM OFFICES TO HOTEL AND ASSOCIATED WORKS
47 PETER STREET, MANCHESTER, M2 3NG
REFERENCE PP-08315366**

Please find enclosed a full planning application for the change of use of the upper floors from office (Use Class B1) to hotel (Use Class C1), for the installation of a mezzanine floor at third floor level, the reconfiguration of the ground floor entrance area to facilitate hotel use, installation of skylights and new stairs, refurbishment and other associated development. The application has been submitted on behalf of the applicant, Peter Street Developments Limited, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red; and
- A planning application fee of £924 (PP-08315366).

Our pre-application dialogue has enabled us to agree a full list of documents which accompany this application. These include:

- Design & Access Statement, prepared by Tract Architects Limited;
- Planning Statement, prepared by Zerum;
- Heritage Statement, prepared by Stephen Levrant Heritage Architecture (SLHA);
- Transport Statement and Travel Plan, prepared by SK Transport;
- Crime Impact Statement, prepared GMP;
- Noise and Vibration Report, prepared by Sandy Brown;
- Air Quality Assessment, prepared by Temple;
- Environmental Standards Statement, prepared by Watergrove Limited;
- Ventilation Strategy, prepared by Zerum;

- Energy Strategy, prepared by Zerum;
- Ecological Assessment, provided by Shape;
- Window Refurbishment Schedule, prepared by MFA;
- Structural Report, prepared by Renaissance;
- Photographic Survey, prepared by Tract Architects;
- Construction Management Plan, including Local Labour Strategy prepared by Michael Flynn & Associates;
- Refuse and Servicing Management Strategy, prepared by Kro Hospitality,
- Refuse Pro-Forma, prepared by Tract Architects Limited, and
- Local Labour Agreement Statement of Intent.

The application is also supported by a full suite of plans produced by scheme architects Tract Architects, structural drawings prepared by Renaissance and mechanical and electrical details produced by Zerum, as below:

Existing Drawings

0132-2 PL- 000 Lower Ground Floor as Existing
0132-2 PL- 001 Site Location Plan
0132-2 PL- 002 Ground Floor as Existing
0132-2 PL- 003 First Floor as Existing
0132-2 PL -004 Second Floor as Existing
0132-2 PL -005 Third Floor as Existing
0132-2 PL- 006 Roof Plan as Existing
0132-2 PL- 007 Long Section 1 as Existing
0132-2 PL- 008 Long Section 2 as Existing
0132-2 PL- 009 Short Section as Existing
0132-2 PL- 010 Peter Street Elevation as Existing
0132-2 PL- 011 Southmill Street Elevation as Existing
0132-2 PL- 012 Bootle Street Elevation as Existing

Demolition Drawings

0132-2 PL- 050C Ground Floor Plan Proposed Demolition
0132-2 PL- 051C First Floor Plan Proposed Demolition
0132-2 PL- 052C Second Floor Plan Proposed Demolition
0132-2 PL- 053C Third Floor Plan Proposed Demolition
0132-2 PL- 054C Roof Plan Proposed Demolition
0132-2 PL- 055A Long Section 1 Proposed Demolition
0132-2 PL- 056 Long Section 2 Proposed Demolition
0132-2 PL- 057A Short Section Proposed Demolition
0132-2 PL- 058A Peter Street Elevation Proposed Demolition
0132-2 PL- 059A Southmill Street Elevation Proposed Demolition
0132-2 PL- 060A Bootle Street Elevation Proposed Demolition

Proposed Drawings

0132-2 PL- 100C Ground Floor Plan as Proposed
0132-2 PL- 101C First Floor Plan as Proposed
0132-2 PL- 102E Second Floor Plan as Proposed
0132-2 PL- 103C Third Floor Plan as Proposed

0132-2 PL- 104C Third Mezz Floor Plan as Proposed
0132-2 PL- 105C Roof Plan as Proposed
0132-2 PL- 106A Long Section 1 as Proposed 1_100
0132-2 PL- 107A Long Section 2 as Proposed 1_100
0132-2 PL- 108A Short Section as Proposed 1_100
0132-2 PL- 109A Peter Street Elevation as Proposed
0132-2 PL- 110A Southmill Street Elevation as Proposed
0132-2 PL- 111A Bootle Street Elevation as Proposed
0132-2 PL- 112 Long Section 1 as Proposed 1_50
0132-2 PL- 113 Long Section 2 as Proposed 1_50
0132-2 PL- 114 Short Section as Proposed 1_50

Detail Drawings

0132-2 PL-200 Roof Window and Gutter Detail
0132-2 PL-201 Roof Window Head Detail
0132-2 PL-202A Column and Beam Encasement Detail
0132-2 PL-203A Beam Encasement Column Head Detail
0132-2 PL-204A Party Wall_Roof Junction 3rd Flr Detail
0132-2 PL-205A Mezzanine Floor Party Wall Detail
0132-2 PL-206A First Floor Window Detail
0132-2 PL-207A Second Floor Window Detail
0132-2 PL-208A Third Floor Window Detail
0132-2 PL-209 Roof Ridge Detail

Structural Drawings

SK-080 00 Basement and Lower Ground Floor GA'S
SK-100 01 Upper Ground and First Floor GA'S
SK-120 00 Second and Third Floor GA'S
SK-140 00 Mezzanine and Roof Floor GA'S

Mechanical & Electrical

PTR-ZER-XX-GF-DR-501 P3 Incoming water Services, Proposed Ground Floor
PTR-ZER-XX-01-DR-501 P4 Space Planning, Proposed First Floor
PTR-ZER-XX-02-DR-501 P4 Space Planning, Proposed Second Floor
PTR-ZER-XX-03-DR-501 P4 Space Planning, Proposed Third Floor
PTR-ZER-XX-03M-DR-501 P1 Space Planning, Proposed Third Floor
PTR-ZER-XX-RF-DR-501 P3 Space Planning, Proposed Roof Floor
PTR-ZER-XX-GF-DR-E-600 P2 Distribution and Containment, Ground Floor
PTR-ZER-XX-01-DR-E-601 P4 Distribution and Containment, First Floor
PTR-ZER-XX-02-DR-E-602 P4 Distribution and Containment, Second Floor
PTR-ZER-XX-03-DR-E-603 P3 Distribution and Containment, Third Floor
PTR-ZER-XX-SE-DR-501 P1 Proposed Roof Sections/Elevs

I trust the enclosed is satisfactory to allow you to register the applications and I look forward to acknowledgement of their receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours faithfully



Diane Ellis
Associate Director

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Supporting Application Documents