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Planning, Building Control and Licensing,
Growth and Neighbourhoods
Manchester City Council
P.O.Box 532,
Town Hall,
Manchester,
M60 2LA

Our Ref: 0286

10th January 2018

Dear Sir/ Madam

UNIT 19, ROYAL EXCHANGE ARCADE, MANCHESTER, M2 7EA
PLANNING AND LISTED BUILDING CONSENT
CHANGE OF USE AT GROUND FLOOR FROM A2 TO A1/A3 USE AND INTERNAL ALTERATIONS

On behalf of our client, the Venture Squared Ltd, we are pleased to enclose a planning and listed building consent application for a change of use from A2 (Beauty Salon) to A1 (retail) and A3 (café) together with internal alterations to facilitate occupation for this use, within Unit 19, Royal Exchange Arcade, Manchester.

In addition to this letter, the application comprises:

- Relevant forms and certificates
- Site Location Plan (1:1250 @ A4)
- Block Plan (1:500 @ A4) reference 32 Block Plan
- Existing General Arrangement – Ground Floor (1:50 @ A2) reference APM-CAFE3-1000
- Existing General Arrangement - Basement (1:50 @ A2) reference APM-CAFE3-1000A
- Proposed General Arrangement – Ground Floor (1:50 @ A2) reference APM- CAFE3-1001

- Proposed General Arrangement – Basement (1:50 @ A2) reference APM- CAFE3-1002
- Landlords Refuse Collection Area – Basement (1:100 @ A1) reference APM- CAFE3-1003
- Main Refuse Collection Area - Sub Basement (1:200 @ A1) reference APM- CAFE3-1004
- Proposed Café Floor Finishes – Ground Floor (1:50 @ A2) reference APM- CAFE3-2001
- Proposed Café Floor Finishes – Basement (1:50 @ A2) reference APM- CAFE3-2002
- Proposed Ceiling and Lighting – Ground Floor (1:50 @ A2) reference APM- CAFE3-3001
- Proposed Ceiling and Lighting – Basement (1:50 @ A2) reference APM- CAFE3-3002
- Proposed Café Decoration – Ground Floor (1:50 @ A2) reference APM- CAFÉ-4001
- Proposed Café Decoration – Basement (1:50 @ A2) reference APM- CAFE3-4002
- Proposed Café Services – Ground Floor (1:50 @ A2) reference APM- CAFÉ-6001
- Proposed Café Services – Basement (1:50 @ A2) reference APM- CAFE3-6002
- Proposed Café Sections and Elevations
- Existing and Proposed Main Entrance Elevation (1:50 @ A3) reference APM-GYM2-7002
- Proposed Demolition Plan – Ground Floor (1:50 @ A2) reference APM- CAFE3-8001
- Proposed Demolition Plan – Basement (1:50 @ A2) reference APM- CAFE3-8002
- Heritage statement prepared by BB Heritage Studio;
- Method Statement & Schedule of Works: Change of Use and Associated Repairs (P0164_(SCH)A001)
- Planning, Design and Access Statement (including compliance with 'Design for Access 2', refuse/ servicing details and operating Schedule)
- Waste management pro-forma; and
- Odour impact assessment.

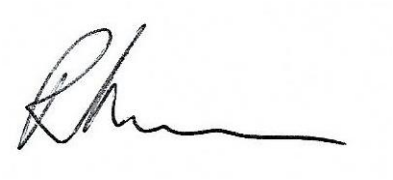
The application has been lodged via the planning portal and the reference number is PP-06599967. The requisite application fee of £385 has been paid by telephone to Manchester City Council.

Summary and Conclusions

The suite of planning application documents confirm that the development proposals are capable of meeting all of the relevant requirements of other technical/ development management policies identified within the Development Plan. Taking into account all matters raised above, it is therefore respectfully requested that planning permission be granted.

I trust that you have all the information you require but please do not hesitate to contact me should you require any further information.

Yours sincerely



DIRECTOR

Becki Hinchliffe MTCP MRTPI