Paul Butler Associates
Planning, Development & Heritage Consultants

7 June 2017

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

Ljr/17.1128/rt01

Dear Mrs Roscoe,

**The Bay Horse, 35-37 Thomas Street, Manchester, M4 1NA**
**Submission of Applications for Planning Permission and Advertisement Consent, and Listed Building Consent**

On behalf of our client, The Bay Horse Tavern Ltd, please find attached applications for planning permission and advertisement consent, and listed building consent.

Following the recent closure of 'The Bay Horse', our client has now acquired the building and is seeking to reopen the premises, which would operate as 'The Bay Horse Tavern' under the existing planning permission (ref: 072054/FU/2004/C1). The relaunched premises will have a traditional pub concept combining this with a high quality food offer. However, in order to maximise the chances of success of the business, a series of internal and external alterations to the subject building are applied for including, amongst other things, changes to kitchen extract and mechanical plant, and installation of replacement signage. The application also seeks to extend the permitted opening hours of the premises to:

- Monday – Thursday: Midday – 2330h (courtyard open throughout)
- Friday – Saturday: Midday – 0200h (courtyard open until 0000h)
- Sunday: Midday – 2230h (courtyard open throughout).

The physical alterations are required to improve the offer of 'The Bay Horse' and enable it to successfully compete with the existing and expanding evening and night-time leisure and entertainment offer within this part of the City Centre. The current restricted opening hours will have a significant detrimental impact on the new operation's commercial viability and could challenge its future longevity and success. The need for the extended opening hours is bluntly demonstrated by the recent closure of 'The Bay Horse'.

The applications are supported by the following documents and drawings:

**Documents**

1. Covering Letter (Ljr/17.1128/rt01) prepared by Paul Butler Associates.

2. Completed Planning Application and Advertisement Consent Forms and Certificates.

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Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

3. Completed Listed Building Consent Forms and Certificates.

4. Planning Statement prepared by Paul Butler Associates, which includes:

    - A Waste Management Strategy including MCC Pro-forma.
    - An Operating Schedule.
    - A Dispersal Policy.
    - A Smoking Strategy for managing smokers.

5. Heritage Statement prepared by Paul Butler Associates.

6. Noise Assessment for Planning Purposes prepared by AEC Ltd.

7. Drawing C383/1 Rev A 'Air Conditioning, Cellar Cooling & Ventilation Services' prepared by Swan Projects (details of confirmed ventilation specs are provided at Appendix D of the submitted Noise Assessment for Planning Purposes).

8. DEFRA Risk Assessment prepared by Swan Projects.

9. Plasmaclean Carbon Filters Specification Sheet.

10. Purified Air Brochure – Electrostatic Precipitation.

11. Canopy Precedent Images.

**Drawings prepared by Paul Astill & Associates**

| Drawing No. | Title | Scale | Papersize |
|---|---|---|---|
| - | Site Location Plan | 1:1250 | A4 |
| CG/01/01/R1 | Plan Ground Floor Existing Revision 1 | 1:50 | A3 |
| CG/01/02 | Plan Basement Floor Existing | 1:50 | A3 |
| CG/01/03 | Plan Courtyard Existing | 1:50 | A3 |
| CG/01/08/R3 | Plan Ground Proposed Revision 3 | 1:50 | A3 |
| CG/01/09/R3 | Plan Basement Floor Proposed Revision 3 | 1:50 | A3 |
| CG/01/11 | Thomas Street Elevation Existing | 1:50 | A3 |
| CG/01/13/R1 | Rear Elevation Existing | 1:50 | A3 |
| CG/01/14 | Side Elevation of Rear Existing | 1:50 | A3 |
| CG/01/15/R1 | Thomas Street Elevation Proposed Revision 1 | 1:50 | A3 |
| CG/01/16/R1 | Rear Elevation Proposed Revision 1 | 1:50 | A3 |
| CG/01/17/R1 | Side Elevation of Rear Proposed Revision 1 | 1:50 | A3 |
| CG/01/18/R1 | Plan of Courtyard Proposed Revision 1 | 1:50 | A3 |
| CG/01/19 | Notes to Ground Floor and Basement Plans Existing | Not to scale | |
| CG/01/20/R1 | Notes to Ground Floor and Basement Plans Existing Revision 1 | Not to scale | |

The planning and advertisement consent application fee (£495) will be paid directly to Manchester City Council by the applicant.

We trust that this information is sufficient to enable the positive determination these applications and we look forward to working with you in progressing the application through to determination.

Yours sincerely



**Ralph Taylor BSc MPLAN MRTPI**
*Planner*

Cc Ross Mackenzie, The Bay Horse Tavern Ltd
Paul Astill, Paul Astill & Associates