HOW Planning LLP

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Your ref: PP-05649167
Our ref: GH/RJ/1580

07 December 2016

Caroline Parry,
Planning and Regeneration,
Manchester City Council,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear Caroline,

PROPOSED PLANNING AND LISTED BUILDING CONSENT AT 60 SPRING GARDENS, MANCHESTER

HOW Planning LLP has been instructed by NPV Manchester Ltd ("the Applicant") to submit a full planning application and listed building consent which proposes a change of use from an office use (Use Class A2) to a bar (Use Class A4) including internal alterations, external seating area and the installation of an air conditioning unit to the external roof at 60 Spring Gardens.

The application documentation has been submitted via the Planning Portal (Ref: PP-05649167) and a schedule of the supporting documentation is attached to this covering letter.

For completeness, a CD is also enclosed within this letter which contains the full application submission including the documents which were too large to be uploaded via the Planning Portal. A cheque to cover the application fee for £385 is also enclosed within this letter.

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely

RACHEL JONES
PLANNER
Direct Dial: 0161 831 5887
Email: rachel.jones@howplanning.com

Encl. Schedule of Supporting Documentation
Cheque and CD

Planning and Environmental Advisers

Partners:
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HOW Planning LLP
Registered Office: 40 Peter Street, Manchester M2 5GP
Registered in England and Wales Registered Number: OC318465
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Supporting Documents	Author	Date	Reference
A cheque for £385			
Application Forms and Certifications	HOW Planning	December 2016	
Supporting Planning Statement	HOW Planning	December 2016	
Site Location Plan	Pickard Design	30 November 2016	PD-ROC117-003 (Rev B)
Existing Floor Plans	Pickard Design	30 November 2016	PD-ROC-PL001 (Rev B)
Proposed Floor Plans	Pickard Design	30 November 2016	PD-ROC-PL004 (Rev B)
Existing Elevations	Pickard Design	30 November 2016	PD-ROC-PL002 (Rev A)
Proposed Elevations	Pickard Design	30 November 2016	PD-ROC-PL011
Existing Ceiling Plans	Pickard Design	30 November 2016	PD-ROC-PL008
Proposed Ceiling Plans	Pickard Design	30 November 2016	PD-ROC-PL009 (Rev A)
Existing and Proposed Cross Sections	Pickard Design	30 November 2016	PD-ROC-PL005 (Rev A)
Existing Roof Plan	RDL Raxter	1 February 2015	10642-001
Proposed Roof Plan	MMA Consulting Engineers	1 December 2016	5019-XX-ZZ-MEPH-M-03 (Rev: P1)
Noise Impact Assessment	Fisher Acoustics	November 2016	PRO565-REP01-MPF
Waste Plan	Pickard Design	30 November 2016	PD-ROC-PL006 (Rev B)

Proposed Servicing Plan	Pickard Design	30 November 2016	PD-ROC-PL007 (Rev B)
Planning Waste Proforma	Roc & Rye	December 2016	
Planning Submission Ventilation Details	MMA Consulting Engineers	17 November	2019-XX-ZZ-MEPH-M-02 (Rev P1)
Access Arrangements	Pickard Design	30 November 2016	PD-ROC-PL010 (Rev A)
Crime Impact Statement	Greater Manchester Police	8 November 2016	2016/0863/CIS/01
Design and Access Statement	Pickard Design	December 2016	
Heritage Statement	Stephen Levrant Heritage Architecture Ltd	1 December 2016	
Architectural Method Statement	Contact One	December 2016	DLR/EQ2079
Existing Air Conditioning Condensers - Sections	Cube Architecture and Design	December 2016	AS556-01
Proposed Air Conditioning Condensers – Sections	Cube Architecture and Design	December 2016	AS556-02
Air conditioning technical specification and layout	MMA Consulting	11 November 2016	5019-XX-ZZ-MEPH-M-01 (Rev P2)
Covering Letter on Proposed External Seating Area	Roc & Rye	December 2016	
Existing and Proposed Layout of the External Seating Area	See Existing and Proposed Floor Plans		PD-ROC-PL001 (Rev B) PD-ROC-PL004 (Rev B)

Existing and Proposed Contextual Elevations of the External Seating Area	See Existing and Proposed Elevations		PD-ROC-PL002 (Rev A) PD-ROC-PL011