3 August 2012
CFPL258846

Manchester City Council
Planning
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Dear Sir/Madam,

Town and Country Planning Act 1990 – Planning application for the Change of Use of 25-29 Princess Street, Manchester - Proposed Change Of Use and shopfront alterations for a Coffee Shop within a Mixed A1/A3 use.

Savills are instructed by Costa Coffee and Greenlane Properties (Stockport) Ltd to submit the above application. Accordingly, I enclose the following documentation:

- 4 copies of the application form and relevant certificates.
- 4 copies of the Site Location Plan (Scale 1:1250)
- 4 copies of the Existing Floor Plan (ref:13044/1.1/A)
- 4 copies of the Proposed General Layout Plan (ref:13044/1.2-1/B)
- A cheque for £335.00
- 4 copies of the supporting planning statement.
- 4 copies of the Design and Access Statement

Proposal

The proposal relates to 25-29 Princess Street, Manchester which was previously occupied by Jessops and a long term vacant unit.

The application is for a Change of Use and minor alterations to the shopfront in order to provide level access. The use sought is for a mixed A1 / A3 use for a coffee shop.

Justification

Full justification is set out within the supporting statement. This includes an in depth discussion of how the proposals are supported by the National Planning Policy Framework (NPPF) which seeks to promote the vitality and viability of town centres by ensuring a diverse range of uses that appeal to a wide range of ages and social groups, and also encouraging competition in order to improve consumer choice.

The supporting statement provides evidence of a number of material considerations which support the grant of planning permission in this location and makes it evident that the proposal is compliant with RC20 of the UDP (adopted 1995) and the Core Strategy of the Manchester City Local Development Framework (adopted 2012).

As outlined within the supporting statement, it is our consideration the proposal is worthy of officer's support and I would welcome the opportunity to discuss the merits of the application in detail with the case officer in due course.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Should you require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely

Rachel Leigh
Graduate Planner