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Planning Department
Chief Executive's Regeneration Division
Manchester City Council
PO Box 463
Manchester
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21 November 2008

Our ref. PB/BW/267030

Dear Sir/Madam

**CHANGE OF USE FROM RETAIL (A1) TO CAFÉ (A3) – UNIT E, 111 PICCADILLY, MANCHESTER**
**DESIGN AND ACCESS AND PLANNING STATEMENT**

We write on behalf of the owners of the above property (Bruntwood), seeking consent for the change of use of Unit E 111 Piccadilly, from retail (Use Class A1) to a café (Use Class A3). The operator for this proposed use will be Katsouris, who currently run a successful café/deli on Deansgate/John Dalton Street.

Katsouris is seeking to build on the success of the existing café and is now looking to open an additional premises in Piccadilly. This application therefore seeks consent for the change of use and for associated ventilation /odour extraction systems.

Planning consent was granted in 2007 (Application Ref: 083880/FO/2007/C3), for the refurbishment of the building as a whole, replacement of windows, a new reception area and new shop frontages.

This statement has been prepared in accordance with DCLG Circular 01/2006, Section 3 Design and Access Statements in compliance with Section 42 of the Planning and Compulsory Purchase Act 2004, and has regard to guidance produced by CABE on Design and Access Statements (2006).

## Use

The proposed use of the unit as a café is appropriate to its location. Katsouris is a successful local business with a recognised reputation for good quality food and service. The addition of the proposed use would complement the existing mix of uses in the Piccadilly area and would contribute to the vitality of the main route to the station by occupying a vacant unit.

The adopted Manchester UDP (1995) does not contain any policies which restrict changes of use from A1 to A3 and supports vibrant and active uses such as that proposed.

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## Appearance

The approved contemporary shop front is clearly very different to the historic character of the Deansgate café. However, Katsouris will seek to use similar signage to provide a visual continuity with the existing cafe.

All ventilation will be to the rear of the property as shown on the enclosed application drawings. As with all neighbouring units, the ducting will not be visible at the front of the building helping to maintain the appearance of the property on London Road. (See attached photographs)

## Access

Pedestrian access to the café will remain off London Road, as existing.

Servicing and waste collection will be accessed from the car park to the rear of the site, via Lena Street or Ducie Street/Dale Street to the rear.

## Conclusions

The proposal for a deli café at Unit E, 111 Piccadilly, is considered appropriate for this location, and satisfies relevant planning policy. The addition of the Katsouris café will contribute to the vitality of the area whilst assisting a local business to expand.

The following information has been enclosed in support of this application;

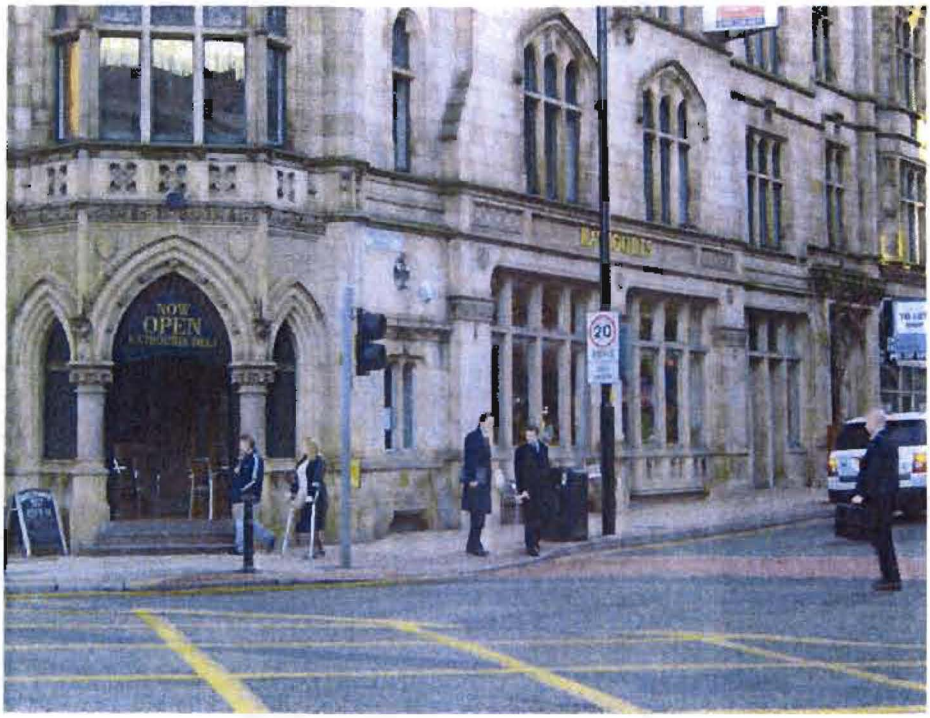
- Application Forms and Site Ownership Certificates;
- Planning, Design and Access Statement (this letter);
- Site Location Plan (1:1250);
- Photographs;
- Floor Plan (1:250);
- Proposed North East Elevations;
- Proposed Extract Plan (1:200); and
- Planning Application Fee (£335)

We trust you have sufficient information to register and approve this application promptly in order for the necessary works to commence. Should you require any further information, please do not hesitate to contact us.

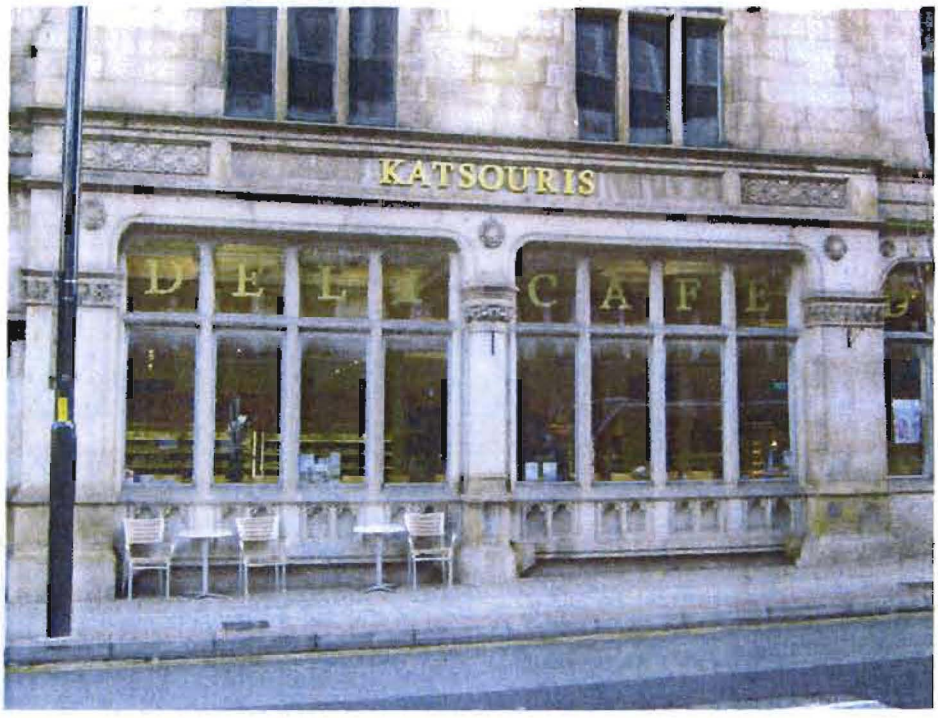
Yours faithfully

Paul Burgess

Enc: As noted above
cc: Bruntwood




Existing Katsouris Deli Café on Deansgate and John Dalton Street




Design and appearance of existing Katsouris Deli Cafe



Vacant Unit E at Piccadilly



Rear of Unit E at Piccadilly and appearance of ventilation systems

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Location of proposed ventilation ducting for Unit E