17 April 2013

Rachel Leigh
E: rleigh@savills.com
DL: +44 (0) 2920 368911

12 Windsor Place
Cardiff CF10 3BY
T: +44 (0) 2920 368 920
savills.com

Manchester City Council
Planning
PO Box 532 Town Hall
Manchester
M60 2LA

TO BE SUBMITTED VIA PLANNING PORTAL

Dear Sir/Madam,

Town and Country Planning Act 1990 – Planning application for the Change of Use of Unit 2, Market Street, Manchester – Proposed Change of Use for a coffee shop within a mixed A1/A3 use.

Savills are instructed by Costa Ltd to submit the above application. Accordingly, I enclose the following documentation:

- A copy of the application form and relevant certificates.
- A copy of the Site Location Plan (Scale 1:1250)
- A copy of the Existing Floor Plan (ref:13180/1.1/A)
- A copy of the Proposed General Layout Plan (ref:13180/1.2/D)
- A cheque for £385.00
- A copy of the supporting planning statement.
- Waste Strategy Statement

N.B. – Important For Registration: *The proposals are for a mixed A1/A3 Coffee Shop. Whilst this includes an element of A3 use, there are no proposals for a kitchen and no hot food will be prepared on site. As such no extraction equipment is required or proposed. Consequently there is no need for any assessment of noise or odours generated by the use and the application can be registered without this information.*

Proposal

The proposal relates to Unit 2, Market Street, Manchester which is currently a vacant unit.

The application is for a Change of Use. The use sought is for a mixed A1 / A3 use for a coffee shop. This is explained fully within the supporting statement.

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).

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

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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.

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

Yours sincerely

Rachel Leigh
Graduate Planner