Paul Butler Associates
Planning, Development & Heritage Consultants

28 January 2016

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

Ljr151012/rt01

FAO David Brettell

Dear Mrs Roscoe

Planning Portal Reference: PP-04510777
Units D-H and L-O Deansgate Mews, Manchester, M3 4EN

We are pleased to submit an application for planning permission and listed building consent on behalf of Beat Street MCR in relation to a scheme at Units D-H and L-O Deansgate Mews. The application relates to the change of use of the units from vacant office/storage space to mixed use restaurant/bar accommodation (sui generis use), the provision of associated covered outside seating areas including the erection of a single storey mezzanine structure and tiered seating for a maximum temporary 5 year period, together with internal and external alterations to the units.

The proposed development will provide a series of benefits that will have a significant positive impact on the application site, Deansgate Mews, the Great Northern Complex, and this part of the City Centre. These will include:

- The conversion and utilisation of nine vacant units within a grade II listed building which will help to secure their future and ongoing maintenance.

- Increasing activity and vibrancy along Deansgate Mews which will help to reduce opportunities for anti-social behaviour and crime to be committed.

- The provision of a scheme that will be sensitive to both the listed fabric of the building and its setting.

- Creating employment opportunities during the construction/fit-out phase and once the scheme is operational.

Prior to the submission of this application pre-application meetings have taken place on-site with MCC planning and conservation officers. The latest meeting took place on 8 December 2015 during which the principle of the proposed scheme and the issues requiring consideration as part of an application were discussed. During this meeting it was confirmed that the principle of restaurant/bar uses would be acceptable in this location and the applicant was advised to submit an application to the Council.

The application comprises the following documents and drawings:

Documents:

1. A Planning, Design and Access Statement prepared by Paul Butler Associates which also includes a Disabled Access Statement and Waste Management Strategy.
2. A Heritage Statement prepared by Paul Butler Associates.
3. A Crime Impact Statement prepared by Greater Manchester Police Design for Security.
4. A Noise Assessment prepared by AEC Ltd.
5. A Method Statement prepared by Paul Astill & Associates.
6. A Ventilation Strategy prepared by Swan Projects.
7. A Scaffolding Method Statement prepared by Mancunian Scaffolding Ltd.

Drawings prepared by PHaus:

Drawing No.	Revision No.	Title	Scale	Paper Size
PH116-000	-	Site Location Plan	1:1250	A3
PH116-001.3	-	Existing Plan Level Three (First Floor)	1:125	A1
PH116-001.4	-	Existing Plan Level Four (Second Floor)	1:125	A1
PH116-001.5	-	Existing Plan Level Five (Third Floor)	1:125	A1
PH116-001.6	-	Existing Elevations – Deansgate and Mews	1:125	A1
PH116-001.7	-	Existing Elevation - South	1:100	A1
PH116-001.8	-	Existing Unit Section - D&E	1:100	A1
PH116-001.9	-	Existing Unit Section - F&G	1:100	A1
PH116-001.10	-	Existing Unit Section - H - K	1:100	A1
PH116-001.11	-	Existing Unit Section - L&M	1:100	A1
PH116-001.12	-	Existing Unit Section - N&O	1:100	A1
PH116-002.3	Rev A	Proposed Plan Level Three (First Floor)	1:125	A1
PH116-002.4	Rev C	Proposed Plan Level Four (Second Floor)	1:125	A1
PH116-002.5	Rev C	Proposed Plan Level Five (Third Floor)	1:125	A1
PH116-002.6	Rev B	Proposed Mew Elevations (East)	1:100	A1
PH116-002.7	Rev B	Proposed North and South Sections	1:100	A1
PH116-002.8	Rev B	Proposed Unit Section - D&E	1:100	A1
PH116-002.9	Rev B	Proposed Unit Section - F&G	1:100	A1
PH116-002.10	Rev B	Proposed Unit Section - H-K	1:100	A1
PH116-002.11	Rev B	Proposed Unit Section - L&M	1:100	A1
PH116-002.12	Rev B	Proposed Unit Section - N&O	1:100	A1

PH116-D-001	Rev A	Mews Shopfront Details	As noted	A1
PH116-D-002.1	-	Mezzanine Detail – Plan and Elevations	1:50	A1
PH116-D-002.2	-	Mezzanine Detail – Sections	1:50	A1
PH116-D-003	-	Cover Seating Area 1	1:50	A1
PH116-D-004	-	Cover Seating Area 2	1:50	A1

The above information has been submitted alongside the application forms via the planning portal. A cheque for the planning application fee (amounting to £390.00 and made payable to Manchester City Council) has been submitted in the post.

We trust that this information is sufficient to enable validation and determination of the planning application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely



Ralph Taylor BSc. MPLAN
Assistant Planner

Cc Chris Legh, James Murphy and Lyndon Higginson, Beat Street MCR
Paul Astill, Paul Astill and Associates