bhatt·architects

5 Platt Court
Wilmslow Road
Manchester
M14 5LT

T 07764 683 876
E jitesh@bhatt-architects.com
W bhatt-architects.com

18th February 2014
JB/ P023/C-5

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

Dear Sir,

VARIATION OF CONDITIONS 2 AND 9 - PROPOSED RESTAURANT
Location: National Express Ltd, Central Coach Station, Chorlton Street, Manchester M1 3JF
Application number: 100984/FO/2012/C2
Approval date: 21.06.2013

We wish to submit a variation of conditions 2 and 9 application for approval of the above online on behalf of our client Belboy Ltd and are electronically submitting PDF files containing following drawings and documents:

- Duly completed, dated and signed variation of condition application form.
- P023_P_01 Rev D – Location Plan- Scale 1.500 at A4
- P023_P_03 Rev H - Proposed Elevations Sheet 1 of 2 - Scale 1.100 at A3
- P023_P_05 Rev D - Proposed Elevations Sheet 2 of 2 - Scale 1.100 at A3
- P023_P_08 Rev E - Proposed Ground Floor Plan - Scale 1.100 at A3
- P023_P_09 Rev E - Proposed First Floor Plan - Scale 1.100 at A3
- Design and Access Statement P023/P1 - Version 2 - 17th February 2014
- A copy of Notice 1 served to the landlord – Manchester City Council, Manchester

The reasons for variation of conditions 2 and 9 are that we wish to omit the platform lift. We are providing all the facilities on ground floor accessible for disabled customers and staff that are available at first floor. The disabled toilet is at ground floor, kitchens and restaurant seating are both at ground and first floors. Therefore we do not consider it necessary to provide a lift. Apart from the reasons stated above, there are structural complication in creating the lift shaft in the first floor slab.

Variation in condition 2 is regarding the approved drawing reference numbers and Design and Access Statement. Variation in condition 9 is regarding the approved drawing reference numbers and reference to platform lift. As the external brickwork and concrete structure are of poor appearance we seek approval to paint them as well, as stated on proposed elevation drawings. We propose to pump insulation into the cavity in external wall to meet with current building regulation requirements of Part L, which will create holes in the brickwork. this will need to be filled in and painting the brickwork wall will help improve the appearance of the building. External ramp for disabled access will be provided as proposed before.

Planning fee in the sum of £195.00 has been paid online when submitting his application.

We trust this is in order. However, should you have any queries do not hesitate to contact the undersigned.

Yours faithfully,

Jitesh Bhatt

Jitesh Bhatt RIBA
Director
Bhatt Architects Ltd
Encl as listed above.
Cc Belboy Ltd, Manchester