

27th August 2025

Delivered via Planning Portal

Michael Pearson,
Manchester City Council
PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

Dear Michael,

INTERNAL WORKS COMPRISING THE RECONFIGURATION OF THE GROUND FLOOR LEVEL TO FACILITATE THE PROVISION OF A FOOD HALL INCLUDING ALTERATIONS TO EXISTING EXTRACTION SYSTEM. EXTERNAL WORKS COMPRISING INSTALLATION OF SIGNAGE AT DUCIE STREET WAREHOUSE, DUCIE STREET, MANCHESTER M1 2TP

On behalf of Manchester Street Food ("MSF", "the applicant"), we are pleased to enclose an application for listed building consent for the internal works to facilitate the provision of food hall and external works of Ducie Street Warehouse on the above site.

The application has been submitted via the Planning Portal (ref. PP-14216781).

The application is supported by this Covering Letter, Completed Application Form, Design and Access Statement, Heritage Statement, Outline MEP Narrative and a suite of architectural and technical drawings (see Appendix 1 for full list).

The proposed works comprise the following:

- Removal of the Central Bar, kitchens 01, 02 and 03, WC, library and meeting rooms 01, 02 and 03 and reconfiguration of the ground floor central atrium area of Ducie Street Warehouse to:
 - Accommodate 10 kitchen units that are lined up around the central seating area
 - Include 2 bars, one within the centre of the space, another small bar towards the external terrace
 - Introduce a storage room that links to the services/ delivery access
 - Reconfiguration of staff welfare facilities at first floor level
- Provision of mechanical services and lighting to support the Proposed Development. Please refer to the enclosed Outline MEP Narrative, prepared by the Keenan Consultancy.

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
T 0161 233 7676 turley.co.uk

- Installation of external illuminated fascia signs and illumination of the external modern lift shaft attached to the western elevation – although in the case of the latter it is not considered that Listed Building Consent is required and the plans provided are for information purposes only.

No original or historic fabric would be removed and no additional external extraction equipment is required. Based on our assessment, it is concluded that the Proposed Development would not cause any harm to the significance of the grade II listed Ducie Street Warehouse and thus its significance would be sustained. The Proposed Development will therefore meet the objectives of Paragraphs 210 and 212 of the NPPF and the requirements of s.16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission and listed building consent.

Notwithstanding the above, there are a range of benefits presented through the Proposed Development, this includes supporting the ongoing use and viability of Ducie Street Warehouse and the following economic benefits as set out within the accompanying change of use planning application covering letter:

- Employment opportunities for over 100 people;
- Circa. 600,000 customers/ visitors per annum;
- Over £10m generated in GVA;
- Utilisation of local suppliers and support of existing Greater Manchester businesses.

I trust that you have everything you require to validate and determine this application, though please do not hesitate to contact me [REDACTED] if you have any queries.

Yours sincerely,

[REDACTED]

Melissa Lee
Assistant Planner

[REDACTED]

Appendix 1: Schedule of Drawings

DOCUMENTS

Document Titles	Author
Application Form	Turley
Covering Letter	Turley
Design and Access Statement	Follow Friday
Heritage Statement	Turley
Outline MEP Narrative	Keenan Consultancy

DRAWINGS

Drawing Title	Drawing Reference
Location Plan	MSF 006A
Site Plan	MSF 003 B
Existing GA Layout	MSF 001 C
Demo GA Layout	MSF 002 C
Proposed GA Layout	MSF 100 K
Existing First Floor	MSF 010 B
Proposed First Floor	MSF 110 A
Access Plan	MSF 005 C
MSF Proposed vs Existing Columns Count Layout	MSF 101
Proposed Section AA	MSF 202 A
Proposed Section BB	MSF 203 A
Proposed Section CC	MSF 204 A
Proposed Section DD	MSF 205 A
Mechanical Services Ground Floor Vent, Heating & Cooling Layout as Existing	25011 (57) PL 001-P1
Mechanical Services Ground Floor New Kitchen Ventilation Layout as Proposed	25011 (57) PL 100-P2
Ground Floor Low Level Lighting Layout (Existing)	TNA-E266-E200-L(AI)
Ground Floor High Level Lighting (Existing)	TNA-E266-E200-H(AI)
Proposed Lighting Layout	S-01437-00G

Proposed North Elevation Signage 1 of 2	MSF 201 A
Proposed North Elevation Signage 2 of 2	MSF 201 A
Type C lighting information sheet	63S20VD.1RGBW27L16B7050
Proposed West Elevation 1 of 2	MSF 200 E
Proposed West Elevation 2 of 2	MSF 200 B
Lighting information sheet	L60I4818RGB415X15