

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Our Ref: 0275
PP Ref: 13224655

Date: 17th July 2025

Dear Sir or Madam,

Application for Full Planning Permission for Change of Use - Unit 20, Red Bank, Manchester M4 4HF

Asteer Planning LLP ("Asteer Planning") has been instructed by UKIYO Republic Trading Ltd ("the Applicant") to submit a full planning application at Unit 20, Red Bank, Manchester M4 4HF ("the site").

Proposed Development

The application seeks approval for the following development:

"Full planning application for the change of use from storage to restaurant and bar, with ancillary retail and associated storage area, in addition to external alterations and outdoor seating area."

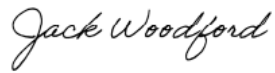
Submission

The following drawings and documents have been submitted in support of this planning application:

- This covering letter;
- Completed application form and ownership certificate;
- Relevant planning application fee (paid via the Planning Portal);
- Planning, Design and Access Statement prepared by UKIYO Trading Ltd;
- Completed Waste Proforma and Bin Plan;
- Noise Impact Assessment prepared by Clement Acoustics; and,
- Drawings comprising:
 - Site Location Plan and Existing Block Plan (Drawing reference: PR022_UKIYO_PL001 Rev A);
 - Existing Floor Plans;
 - Proposed Floor Plans (Drawing reference: PR022_UKIYO_PL003 Rev D); and,
 - Proposed Elevations (Drawing reference: PR022_UKIYO_PL004 Rev B).

If you have any questions regarding the content of this planning application, please contact me.

Yours faithfully,

A handwritten signature in black ink that reads "Jack Woodford". The script is cursive and fluid, with the first letters of each word being capitalized and slightly larger than the rest of the letters.

Jack Woodford

Planner

07565525197

Jack.woodford@asteerplanning.com

For and on behalf of Asteer Planning LLP