



Paul Butler Associates

Planning, Development & Heritage Consultants

24.07.2025

Jennifer Atkinson
Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

24.2015/24.07.25/ldt01ja

Fao: Emily Booth (Planner, MCC)

Dear Jennifer,

48 King Street, Manchester, M2 4LG: Application for Planning Permission and Listed Building Consent for replacement plant

Introduction

On behalf of our client Belstaff International Ltd, please find enclosed an application for planning permission and listed building consent for the proposed installation of replacement air handling plant and associated infrastructure including internal and external works at the above building. The works proposed will allow the basement and ground floor of the building to continue to operate for retail use by our client.

The works proposed represent the second phase of investment in the premises by Belstaff which has recently refurbished the basement and ground floor for retail use (phase 1 of the investment). The replacement air handling units proposed will provide air conditioning for the retailer, their staff and customers and thereby help secure the useability and long-term future of the retail floors of the listed building.

The submission consists of this letter and the supporting plans and documents which are listed below.

Submitted Plans and Reports

Information submitted as part of this application includes:

Cover letter 24.2015/24.07.25/ldt01ja;

Completed Planning and Listed Building Application Consent Form;

23069-S100-23069-S100 - Site Location Plan prepared by NW Architects;

2533 M07 P1 - Existing External Plant Layout prepared by The Engineering Practice;

2533 M08 P1 - Existing Internal Services Layout prepared by The Engineering Practice;

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2533 M09 P1 - Proposed External Plant Layout prepared by The Engineering Practice;

2533 M10 P1 - Proposed Internal Services Layout prepared by The Engineering Practice;

Toshiba RAV-GM1401 ATP-E-outdoor-unit-Data-Sheet, Toshiba;

Specification of components for Modular acoustic enclosures for Toshiba external condensers, prepared by Ambient Acoustics Ltd for Toshiba;

22149-RP-1-R2 Noise Impact Assessment prepared by Jameson Acoustics, 24 July 2025;

Repair schedule of external areas (to be read in conjunction with Lithomex Stone Restoration and Repair Mortar Sheet) prepared by Jenni Longden on behalf of the building landlord and used for previous works to the same part of the building;

Lithomex Stone Restoration and Repair Mortar Sheet, prepared by Ty Mawr; and

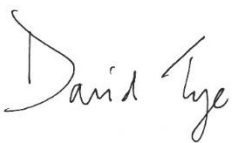
Heritage, Design and Access Statement prepared by Paul Butler Associates, 14 July 2025.

Policy Compliance

An assessment of the physical impact of the proposals has been undertaken in the context of adopted national and local planning policy. Please refer to the Heritage, Design and Access Statement submitted in support of this application.

The scheme has been developed by a Team with substantial knowledge and experience of shopfit out/air conditioning and is led by led Smart Jones on behalf of the applicant. Other team members include, The Engineering Practice and Jameson Acoustics. The Team looks forward to continuing working closely with the Council's officers in progressing this application through to determination.

Yours sincerely



David Tye MTPI, MRTPI
Director

cc Matthew Dunning (Belstaff International Ltd)
James Roberts (Smart Jones)
Rob Stanton (The Engineering Practice)