
Re: FW: FW: FW: FW: FW: 19-21 George Street, preplanning advice, ground floor as restaurant - 141853/FO/2025

From Planning Department <planning@ldmg.co.uk>

Date Mon 10/03/2025 10:38

To Planning <Planning@manchester.gov.uk>

Cc Liam Gooding <lg@ldmg.co.uk>; Chelsealeigh Lowe <ch@ldmg.co.uk>; jason89892023@gmail.com <jason89892023@gmail.com>

 3 attachments (6 MB)

bsmt_supermarket_floorplan.pdf; Door Specification .pdf; front&backdoor_elevation.pdf;

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good Morning,

I hope this email finds you well.

Following my correspondence with Emily, I am submitting the attached documents for assessment.

Our plan is to adopt the ground floor (from the existing mini-market) to a restaurant. Can you confirm that both uses fall under Class E and that the change of use requires no further planning permission?

Furthermore, the basement level (which previously housed the ancillary storage for the mini-market above) is to be converted into the new location of the mini-market. This would involve the replacement of the existing entrance door to the front elevation. We will amend the current planning application's description to suit the above.

Please find the attached floor plan, the specifications of the new entrance door, and the preview of the front and back elevation for your reference.

Please confirm receipt and let me know if any further information is required for the assessment. I look forward to your kind advice.

Best regards,

Planning Department

T: 07506644020

W: www.ldmg.co.uk

A: LDM House, 46 Great Ancoats Street, Manchester M4 5AB

On Mon, 10 Mar 2025 at 09:55, Emily Booth <emily.booth@manchester.gov.uk> wrote:

Hello,

Please upload the attached information and send through to our validation workflow for assessment.

Best Wishes,

Emily Booth

Planner

Planning, Building Control and Licensing

Growth and Neighbourhoods

E-mail: emily.booth@manchester.gov.uk

Tel: 0161 234 4193/0161 676 2154

Internal: 800 34193

Notice of upcoming leave –

17th 19th and 20th February 2025

27th to 31st March 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA

Location: Town Hall Extension, Level 6

From: Planning Department <planning@ldmg.co.uk>

Sent: 06 March 2025 12:52

To: Emily Booth <emily.booth@manchester.gov.uk>

Cc: jason89892023@gmail.com; Chelsealeigh Lowe <ch@ldmg.co.uk>; Liam Gooding <lg@ldmg.co.uk>

Subject: Re: FW: FW: FW: FW: 19-21 George Street, preplanning advice, ground floor as restaurant - 141853/FO/2025

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Emily,

Thank you for your kind reply.

Our plan is to adopt the ground floor (from the existing mini-market) to a restaurant. Can you confirm that both uses fall under class E and that the change of use requires no further planning permission?

Furthermore, the basement level (which previously housed the ancillary storage for the mini-market above) is to be converted into the new location of the mini-market. This would involve the replacement of the existing entrance door to the front elevation. We will amend the current planning application's description to suit the above.

Please find the attached floor plan, the specifications of the new entrance door and the preview of the front and back elevation for your reference.

Please kindly confirm that the above is correct and acceptable so that we may commence work immediately.

Best regards,

Planning Department

T: 07506644020

W: www.ldmg.co.uk

A: LDM House, 46 Great Ancoats Street, Manchester M4 5AB

On Wed, 5 Mar 2025 at 14:01, Emily Booth <emily.booth@manchester.gov.uk> wrote:

Hi Sabin,

That's good.

Yes, the use of the basement and the removal of the door require planning permission.

Best Wishes,

Emily Booth

Planner

Planning, Building Control and Licensing

Growth and Neighbourhoods

E-mail: emily.booth@manchester.gov.uk

Tel: 0161 234 4193/0161 676 2154

Internal: 800 34193

Notice of upcoming leave –

17th 19th and 20th February 2025

27th to 31st March 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA

Location: Town Hall Extension, Level 6

From: Planning Department <planning@ldmg.co.uk>

Sent: 05 March 2025 13:38

To: Emily Booth <emily.booth@manchester.gov.uk>

Cc: Liam Gooding <lg@ldmg.co.uk>; Chelsealeigh Howarth <ch@ldmg.co.uk>;
jason89892023@gmail.com; Sabin Zannou <sz@ldmg.co.uk>

Subject: Re: FW: FW: FW: 19-21 George Street, preplanning advice, ground floor as restaurant - 141853/FO/2025

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Emily,

Thank you for your email. I have received the invalidation letter outlining the outstanding information required for the application to be validated.

I am wondering if you have confirmed whether the proposed conversion of the ground floor into a restaurant, while retaining the basement as a supermarket, requires planning

permission.

Best regards,

Planning Department

T: 07506644020

W: www.ldmg.co.uk

A: LDM House, 46 Great Ancoats Street, Manchester M4 5AB

On Wed, 5 Mar 2025 at 13:11, Emily Booth <emily.booth@manchester.gov.uk> wrote:

Hi Sabin,

It was assessed at our validation meeting on 28th February and you should have received our latest letter explaining what we need the same day.

If there is anything in this that you don't understand please let me know.

Best Wishes,

Emily Booth

Planner

Planning, Building Control and Licensing

Growth and Neighbourhoods

E-mail: emily.booth@manchester.gov.uk

Tel: 0161 234 4193/0161 676 2154

Internal: 800 34193

Notice of upcoming leave –

17th 19th and 20th February 2025

27th to 31st March 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA

Location: Town Hall Extension, Level 6

From: Planning Department <planning@ldmg.co.uk>

Sent: 28 February 2025 11:26

To: Emily Booth <emily.booth@manchester.gov.uk>

Cc: Liam Gooding <lg@ldmg.co.uk>; Chelsealeigh Howarth <ch@ldmg.co.uk>; jason89892023@gmail.com

Subject: Re: FW: FW: 19-21 George Street, preplanning advice, ground floor as restaurant - 141853/FO/2025

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Emily,

Thank you for your email.

Could you kindly confirm the following:

- Whether the submitted information fully addresses your requirements. If any details are still outstanding, please let us know what is needed to proceed with the validation of the application.
- We intend to convert the ground floor into a restaurant while retaining the basement as a supermarket. Could you confirm whether planning permission is required for this change?

We would appreciate your prompt response.

Best regards,

Planning Department

T: 07506644020

W: www.ldmg.co.uk

A: LDM House, 46 Great Ancoats Street, Manchester M4 5AB

On Fri, 28 Feb 2025 at 10:49, Emily Booth <emily.booth@manchester.gov.uk> wrote:

Good Morning Sabin,

You have already submitted a planning application, but all information listed in my emails and our letters needs to be provided in order to validate the application.

I hope that this provides the clarification that you need.

Best Wishes,

Emily Booth

Planner

Planning, Building Control and Licensing

Growth and Neighbourhoods

E-mail: emily.booth@manchester.gov.uk

Tel: 0161 234 4193/0161 676 2154

Internal: 800 34193

Notice of upcoming leave –

17th 19th and 20th February 2025

27th to 31st March 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA

Location: Town Hall Extension, Level 6

From: Planning Department <planning@ldmg.co.uk>

Sent: 24 February 2025 15:14

To: Emily Booth <emily.booth@manchester.gov.uk>

Cc: Liam Gooding <lg@ldmg.co.uk>; Sabin Zannou <sz@ldmg.co.uk>; Chelsealeigh Lowe <ch@ldmg.co.uk>; jason89892023@gmail.com

Subject: Re: FW: 19-21 George Street, preplanning advice, ground floor as restaurant - 141853/FO/2025

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Emily,

Thank you for your email.

Could you please confirm whether the floor plan attached to the pre-planning advice needs to be amended before you can provide your opinion on whether a planning application will be required?

I look forward to your response.

Best regards,

Sabin ZANNOU

Planning Assistant

T: 07961719391

W: www.ldmg.co.uk

A: LDM House, 46 Great Ancoats Street, Manchester M4 5AB

On Mon, 24 Feb 2025 at 11:47, Emily Booth <emily.booth@manchester.gov.uk> wrote:

Hello,

Please also upload the attached.

Best Wishes,

Emily Booth

Planner

Planning, Building Control and Licensing

Growth and Neighbourhoods

E-mail: emily.booth@manchester.gov.uk

Tel: 0161 234 4193/0161 676 2154

Internal: 800 34193

Notice of upcoming leave –

17th 19th and 20th February 2025

27th to 31st March 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA

Location: Town Hall Extension, Level 6

From: San Tou <san@ldmg.co.uk>

Sent: 20 February 2025 19:40

To: Emily Booth <emily.booth@manchester.gov.uk>

Cc: Liam Gooding <lg@ldmg.co.uk>; Planning Department <planning@ldmg.co.uk>; jason89892023@gmail.com; info@woosangsupermarket.co.uk

Subject: 19-21 George Street, preplanning advice, ground floor as restaurant

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Emily,

Hope you are well these days.

Further to our recent site meeting with regards the planning application to convert the basement level of 19-21 George Street, among the points discussed were the many challenges that arose, ventilation, kitchen odour, access and refuse storage, due to the fact the proposed plan for the restaurant was at the basement level.

The existing supermarket for the past 50 years was based on both the ground floor and basement level, we are now proposing to amend/change the application so that we can overcome most of the challenges detailed in the previous paragraph.

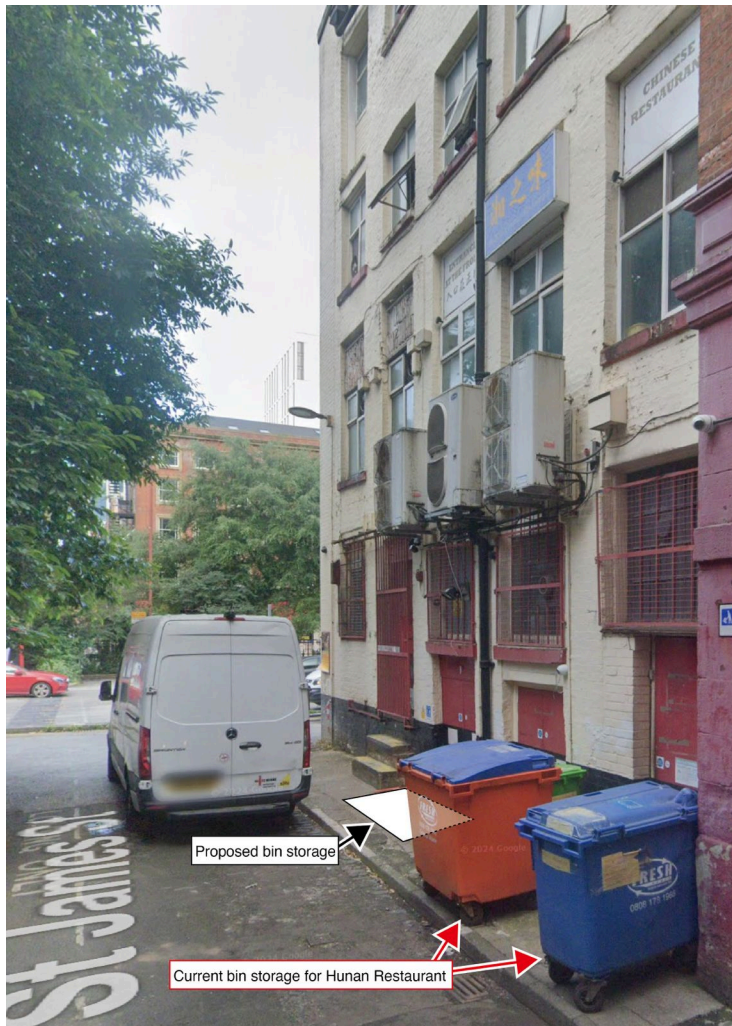
Our aim is to convert the ground floor to a restaurant and keep the basement for the supermarket, not only would this eradicate the issues from the initial planning, but would make the transaction much smoother, as there is already a functional extraction system and fresh air duct connected to the roof elevation, natural ventilation and of course easy access onto St James Street, for the refuse storage area alongside our neighbouring "Hunan Restaurant" on the first floor of our building. Please see the

attached photo below. This would result in many benefits from this change.

Please see attached the proposed GA for the resultant ground floor restaurant.

Since the initial planning application dated November 2023, the owner has come across many issues and has been patiently waiting for a favourable outcome, I would be delighted to hear your thoughts and opinions on this matter.

Thank you for your kind attention.



Best wishes,

San Tou



T: 07412511035

W: www.ldmg.co.uk

A: LDM House, 46 Great Ancoats Street, Manchester M4 5AB

This message is confidential and the information must not be used, disclosed, or copied to any other person who is not entitled to receive it. If you have received this message in error please notify the sender and then delete it.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

--

Sabin Zannou

Planning Assistant

T: 07961719391

W: www.ldmg.co.uk

A: LDM House, 46 Great Ancoats Street, Manchester M4 5AB

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

--

Planning Department

T: 07506644020

W: www.ldmg.co.uk

A: LDM House, 46 Great Ancoats Street, Manchester M4 5AB

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

--

Planning Department

T: 07506644020

W: www.ldmg.co.uk

A: LDM House, 46 Great Ancoats Street, Manchester M4 5AB

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

--

Planning Department

T: 07506644020

W: www.ldmg.co.uk

A: LDM House, 46 Great Ancoats Street, Manchester M4 5AB

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

--

Planning Department

T: 07506644020

W: www.ldmg.co.uk

A: LDM House, 46 Great Ancoats Street, Manchester M4 5AB