

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

8th April 2025
EP ref: 24-423

planning@manchester.gov.uk

Dear Sir or Madam

Re: Land off Oldham Street and Spear Street, Manchester, M4 1LF (142515/FO/2025)

Further to your letter dated 7th April 2025, please find enclosed the following existing and proposed cross sections and updated plans as requested:

- Existing and proposed sections – Spear Street (dwg. 7708-al(05)021 P01)
- Proposed ground floor plan (dwg. 7708-al(05)010 P02)
- Existing and proposed sections Oldham Street (dwg. 7708-al(05)020 P01)

The documents comprising the planning application for the reconfiguration of the commercial units (part retrospective) and associated elevational changes at the above site are listed below for completeness (new or revised documents are marked with an asterisk):

- Application form and ownership certificate
- Approved location plan
- Block A existing plans:
 - Existing lower ground floor plan (dwg. OSM-FEA-BA-00-PL-A-1001 Rev P1)
 - Existing ground floor plan (dwg. OSM-FEA-BA-00-PL-A-1000 Rev P1)
 - Existing Oldham Street Elevation (dwg. OSM-FEA-BA-ZZ-PL-A-2500 Rev P1)
 - Existing Spear Street Elevation (dwg. OSM-FEA-BA-ZZ-PL-A-2501 Rev P1)
 - Proposed Lower Ground Floor Plan (dwg. OSM-FEA-BA-L1-PL-A-1201 Rev P4)
- Block A proposed plans prepared by Stephenson Hamilton Risley Studios:
 - Proposed Ground Floor Plan (dwg. 7708-al(05) 010 P02)*

- Proposed Oldham Street Elevation (dwg. 7708-al (011 P01)
 - Proposed Spear Street Elevation (dwg. 7708-al (05) 012 P01)
 - Existing and proposed sections Oldham Street (dwg.7708-al(05)020 P01)*
 - Existing and proposed sections – Spear Street (dwg. 7708-al(05)021 P01)*
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- Block B:
 - Existing plans (dwg. OSM-FEA-BB-ZZ-PL-A-1002 P1)
 - Proposed floor plans (dwg. OSM-FEA-BB-00-PL-A-0006 Rev P2)
 - Completed Waste Proforma
 - Noise Report prepared by Noise Solutions Ltd (Unit 2, Block A)
 - Planning Statement prepared by Emery Planning

The planning application fee in sum of £879.00 has been paid by BACS transfer via the Planning Portal.

We trust that the above meets with your requirements and that you are able to now validate and register the application. We look forward to receiving confirmation of your receipt of same.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely
Emery Planning

Caroline Payne

Caroline Payne BA (Hons), DIP TP, MRTPI, PIEMA
Director

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