

Our Ref: HB/KN0036/23

7 February 2025

Mrs J Atkinson
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Via the Planning Portal

Dear Mrs Atkinson,

Application for Planning Permission
The Shamrock, 17-21 Bengal Street, Manchester, M4 6AQ
Planning Portal Reference: PP- 13739032

We are instructed by Joseph Holts to submit the enclosed application for planning permission for works to the Shamrock on Bengal Street in Ancoats, Manchester.

Specifically, the application proposes:

“Demolition of existing single storey side and rear extensions and erection of new single storey side extension and two storey rear extension, together with minor external alterations, new external fire escape, new boundary treatment, plant and associated works.”

The application has been submitted via the Planning Portal. In addition, to the forms and ownership Certificate A, the application comprises the following:

Plans

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| • Site Location Plan | 2021- 200 |
| • Block Plan | 2021- 201 |
| • Existing Site Plan | 2021-208 B |
| • Existing Floor Plan: Ground and Cellar | 2021-202 B |
| • Existing Floor Plan: First Floor | 2021-203 A |
| • Existing Elevations 1 of 3 | 2021-204 A |
| • Existing Elevations 2 of 3 | 2021- 205 A |
| • Existing Elevations 3 of 3 | 2021- 206 A |
| • Existing Roof Plan | 2021-207 B |



• Existing Photographs	2021-217
• Proposed Site Plan	2021-209 C
• Proposed Floor Plans: Ground and Cellar	2021-210 C
• Proposed Floor Plans: First Floor	2021-211 B
• Proposed External Elevations 1 of 4	2021-213 C
• Proposed External Elevations 1 of 2	2021-214 C
• Proposed External Elevations 1 of 3	2021-215 C
• Proposed External Elevations 1 of 4	2021-216 C
• Proposed Roof Plan	2021-212 B
• Proposed Boundary Treatment Plan	2021 227 A
• Proposed Festoon Layout Plan and Detail	2021 228 A
• Features Details 1 of 5	2021-222 C
• Features Details 2 of 5	2021-223 B
• Features Details 3 of 5	2021-224 C
• Features Details 4 of 5	2021-225 B
• Features Details 5 of 5	2021-226 B
• Proposed Ground Floor Plan Drainage Strategy	BJH14_05 C
• Proposed Landscape Plans	T-Sham-01 A
• Illustrative Delivery and Servicing Plan	2021 219 B
• J&E Hall Cellar Cooling Condensing Unit Technical Spec	
• Fujitsu Air Conditioning Condensing Unit Technical Spec	

Documents

• Planning Statement	February 2025
• Heritage Statement	February 2025
• Design and Access Statement	Rev B 05/02/25
• Drainage Strategy	BJH14/BC/February 2025
• Preliminary Roost Assessment Report	81-659-R1-1 February 2024
• Nocturnal Bat Survey Report	81-659-R2-1 August 2024
• Noise Impact Assessment	51-415-R1-2
• Crime Impact Statement	2024/0344/CIS/01 A dated 12/12/24
• Phase 1 Risk Assessment (Part 1 and Part 2)	3046/R01 22 January 2024
• Phase 2 Ground Investigation	GSL3127 16 August 2024
• Shamrock – Methodology of Repairs by Stone Central	
• The Shamrock Operating Plan	February 2025
• Waste Proforma	

The fee for the application is £1734.00 which has been paid via the Planning Portal.



The applicant wishes to work with the Council in respect of these proposals and as such, should you have any queries regarding this submission or require any additional information, please do not hesitate to contact me.

Yours sincerely,



Helen Binns BA(Hons) MTPL MRTPI

Associate Director

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Cc Denis Maddocks, Joseph Holt

