

Monmouth Planning Ltd

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17 February 2025

Manchester City Council
Information, Delivery & Support Team
Planning
PO Box 532
Town hall
Manchester
M60 2LA

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)
Location: 17 Quay Street, Manchester, M3 3HN
Planning Application - Alterations to ground floor frontage

We write on behalf of our client Lina Stores QS Ltd in support of the planning application for minor alterations to the Artillery Street ground floor frontage of 17 Quay Street.

To assist the council in the consideration of this application please find enclosed the following:

- Application from
- Site location plan
- Existing and proposed drawings
- Manufacturers spec
- Data sheet
- Noise Impact Assessment.

The Site and surrounding area

The application site, 17 Quay Street, Manchester, is located on the western side of Quay Street at the junction with Byrom Street. The application site relates to a 6-storey modern office building. The building is not listed but is located within the Deansgate Conservation Area. Adjacent to the site are several listed buildings including 12 and 15 Byrom Street and 5-9 Artillery Street which are Grade II listed and the Grade II* Listed Court House.

VAT REGISTRATION NUMBER: 203 0372 68

The building has recently been refurbished to provide new Class E uses at basement, ground and upper floor levels. The ground floor is vacant and has consent for Class E (a, b) use.

Quay Street is a commercial street located within the busy city centre. Quay Street comprises a mix of retail, restaurant and bar uses at ground floor level with a mix of offices and hotel uses on the upper floor of the neighbouring buildings. The nearest residential properties are located to the South of the site at Artillery House.

Relevant Planning History

Manchester City Council's online planning records include the following planning history.

- Advertisement consent 141490/AO/2024 was granted on 19th December 2024 for the installation of 1 no back lit fascia sign
- Approval of details application CDN/24/1047 was granted on 15th November 2024 for the discharge of condition 11 (Waste) attached to planning permission 135294/FO/2022.
- Planning permission 140164/FO/2024 was granted for the change of use of the part ground floor from Class E (a & b) to flexible use comprising bar use (Sui Generis) or Class E (a&b).
- Approval of details application CDN/24/0453 was granted on 19th June 2024 for the discharge of condition 4 (CMP) attached to planning permission 135294/FO/2022.
- Approval of details application CDN/24/0120 was granted on 21st March 2024 for the discharge of condition 18 (signage Strategy) attached to planning permission 135294/FO/2022.
- Approval of details application CDN/23/0756 was granted on 22nd February 2024 for the discharge of condition 3 (Materials) attached to planning permission 135294/FO/2022.
- Planning permission 135294/FO/2022 was granted on 4th January 2023 for the refurbishment of the existing building including the introduction of new fenestration, refurbishment of the existing curtain wall, infill of double height recessed bays, new entrances, creation of new amenity space at roof level and the introduction of Class E (a,b) use to the ground floor.

Proposal

Planning permission is being sought for the installation of new ventilation grilles within the lower panes of the windows facing Artillery Street. These vents are designed solely to draw fresh air into the premises from the street, with no air extraction taking place through them.

The proposed works are minimal, enclosed with this letter is a copy of the Noise Impact Assessment, which confirms that the design effectively eliminates any noise emissions.

Planning Policy Considerations

Section 38(6) of the Planning and Compulsory Purchase Act states that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

Amenity

Policy DC26 aims to minimise the impact of noise on those living and working in the City through the development control process. The surrounding area comprises a mix of uses, including numerous commercial properties and residential properties to the south at Artillery House. Given the small scale of the proposed development, it is not expected to have any significant impact on residential amenity.

The Noise Report enclosed with this application package confirms that the proposed works have been designed to prevent any noise breakout from the vents.

Design

The proposed vents are positioned at pavement level, effectively serving as a stall riser to the frontage which is primarily glazed. The area covered by the vents is minimal and will have no adverse impact on the appearance or character of the building for the local area.

Access

No external works of alteration are proposed to the shopfront, access to the premises will be as permitted under planning permission 140164/FO/2024.

On the basis of the above we trust that the Council will find the proposals acceptable and look forward to receiving a prompt and positive decision. However, should you require any additional information or wish to arrange a site visit, please do not hesitate to contact the undersigned.

Yours faithfully

Monmouth Planning Limited

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