

# Supporting Planning and Advert Consent Statement

Alterations to fascia of the building, installation of new windows  
and glazing, and proposed external fascia and protruding  
signage to the commercial unit

At

6-12 Fountain Street, Manchester, M2 2AA

On behalf of

Grandstream Properties Ltd

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## 1.0 INTRODUCTION

- 1.1 This supporting statement has been prepared on behalf of Grandstream Properties Ltd by Fisher German LLP and submitted in support of an application for alterations to the fascia of the building, installation of new windows and glazing, and proposed external fascia and protruding signage to the commercial unit at 6-12 Fountain street, Manchester.
- 1.2 This statement should be read in conjunction with other supporting information supplied as part of the planning application including:
- Application forms;
  - Location Plan;
  - Existing Plans;
  - Proposed Plans;
  - Lighting Specification;
  - Heritage Statement;
  - Examples of local external signage;
  - Air Conditioning Plan;
  - Ventilation Plan;
  - Waste Management Plan.
- 1.3 The following sections of the statement provide a description of the site and context of the surrounding area, details of the proposal, alongside an overview and assessment of the planning policy context relevant to the proposed development.
- 1.4 This statement demonstrates that the proposal fully complies with all relevant local and national planning policy.

## 2.0 SITE AND SURROUNDING AREA

- 2.1 The property is located at 6-12 Fountain Street, within the city centre of Manchester just off the main shopping area of Market Street within the administrative boundary of Manchester City Council.

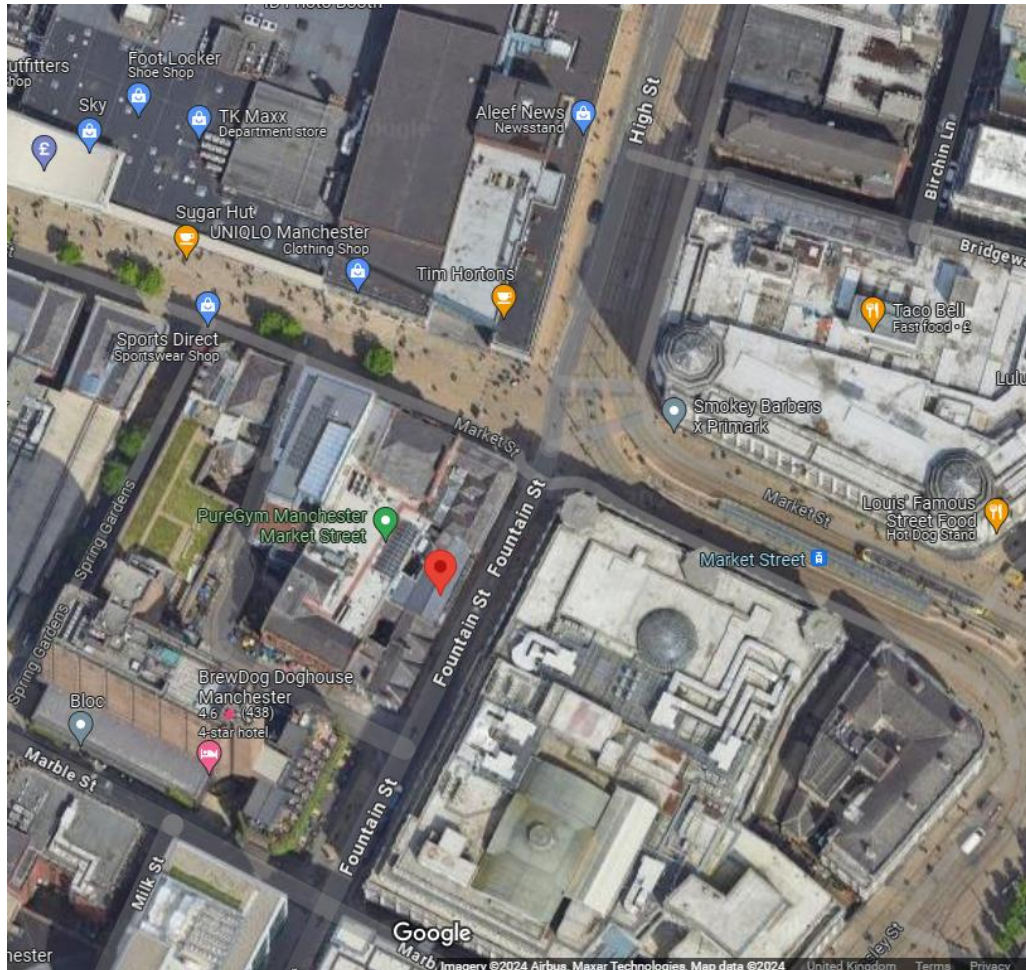


**Figure 1. Aerial view of site of Fountain Street (Google Earth).**

- 2.2 6-12 Fountain Street is a four storey building that was built c1880, in replacement of the Cleaveland Buildings which appear on the Ordnance Survey Map of 1849. The style of the building is of a Renaissance architecture which had likely been built for commercial purposes. The property is similar in architectural character to those surrounding it.
- 2.3 The style of the property is classically derived with a rusticated ground floor, which has likely been altered from the original property.

- 2.4 The building is one of several buildings within the immediate surrounding area that were built at the same time for commercial purposes, with the street forming part of grid iron street pattern that is common across the inner city of Manchester.
- 2.5 The property is located within the City of Manchester (Upper King Street) Conservation area.
- 2.6 Previously the building was utilised as Pizza Hut, a fast food restaurant. Through the last use of the building, a timber fascia has been added around the ground floor windows which is not part of the original building and detracts away from the character of the conservation area.
- 2.7 The property is located in an urbanised location in the heart of the City Centre of Manchester. The location of the building is in the allocated City Centre Primary Shopping Area. Within this area, the Council will promote the growth and improvement of retail provision.
- 2.8 6-12 Fountain Street is not a listed, although can be considered to be a non-designated heritage asset. There are a large number of listed heritage assets within the surrounding area. There are approximately six listed buildings in close proximity, with the nearest being the Rylands Building on Market Street, which is Grade II Listed.
- 2.9 The land is not within any Flood Risk Zone or any ecological designated areas.
- 2.10 Relevant Planning History:
- 025565 – Use of former shop as a restaurant with take-away facility and offices. Approved 1985.
  - 026391 – a) illuminated fascia name sign b) illuminated double sided projecting box sign. Approved 1986.
  - 026390 – Alterations to existing shop front. Approved October 1986.
  - 054872/AO/CITY1/98 – Illuminated fascia name sign. Refused August 1998.
  - 054871/FO/CITY1/98 – Installation of new shopfront and external lobby mural. Approved August 1998.
  - 110757/FO/2015/C1 – Conversion of existing officer to 4 No. two bed apartments on the second and third floors. Approved September 2016.
  - CDN/18/0261 – Discharge of Condition 3 (external doors) and Condition 5 (storage of waste) of planning permission 110757/FO/2015/C1. Approved 2022.

### 3.0 PROPOSED DEVELOPMENT

- 3.1 The proposal is seeking to create alterations to 6-12 Fountain Street to bring the building back into a restaurant use and seek advert consent for the fascia and protruding signage.

#### Proposal- Six Twelve

- 3.2 This planning application has been submitted on behalf of Six Twelve a restaurant group wanting to grow in Central Manchester, and then nationwide.
- 3.3 Six Twelve are wanting to forge their own path within the currently highly saturated market of restaurants that currently exist in Manchester. The company has a distinctive brand and a carefully crafted menu concept which will stand out in the crowd of existing restaurants.
- 3.4 The overall goal of Six Twelve is to become a leading restaurant group throughout the UK and further afield.
- 3.5 The brand will have a timeless concept, with the aim of attracting visitors back time after time, associating a leisure trip to Manchester with the restaurant, creating a loyal customer base whilst also welcoming new comers.
- 3.6 Six Twelve describe themselves as a 'trendy, sophisticated, inclusive, polished and fun.' The company will bring a new style of restaurant to Manchester City Centre, one that is not currently available on the market for diners. The restaurant will not only be a place for eating, but it will also produce an unforgettable experience to those dining there.
- 3.7 The role of social media has in helping businesses grow is so important. For Manchester, there are multiple social media sites that advertise restaurants across the city on Instagram and TikTok. Six Twelve will attract new customers through their stylish aesthetic and use of social media, elevating their presence in the city. This will then help them build a loyal customer base, taking the restaurant from strength to strength.
- 3.8 The brand has been designed to incorporate classic and modern twists, with the main colour scheme being pink, black and white, with accents of pistachio green and iridescence. The colour palette for Six Twelve has been chosen due the bold appearance of the colour which will stand out on the high street, attracting visitors into the restaurant.

## Proposed alterations

- 3.9 Currently the building is vacant, formerly a Pizza Hut restaurant, the use will be no different, although visually the building is seeking the key alterations and 'facelift' which is required sensitively (mindful of the Conservation Area) to bring this building back into an attractive use.
- 3.10 Internally, the ground floor and first floor are to remain in the restaurant use, the proposed floor plans (drawing no: FOUTST 100 1L) outlines how the spaces on basement, ground floor and first floor shall be utilised internally for the restaurant purposes.
- 3.11 The basement proposes preparation and washing areas, staff room, office, walk in chiller and freezer, dry store. The ground floor is the heart of the operation comprising of the main entrance to the order and collect area, the kitchens and drinks stations including a smaller eating area to name some. The first floor comprises the main extensive restaurant seating area for customers, this floor includes unisex toilets. For full detail please refer to the proposed floor plans.
- 3.12 The building seeks replacement front glazing to the ground floor commercial unit which will comprise of automated sliding doors directly off Fountain Street. The shopfront is to be positioned 100mm below the existing masonry. The resulting gap is to be sealed, finished with render, on render board, and painted to match the buildings new colour. This is to ensure that the render and paintwork are consistent with the façade to maintain visual continuity.



**Figure 2. CGI of proposal at 6-12 Fountain Street.**

- 3.13 The building requires replacement windows to the first floor (as shown on drawing no: A102), these are to be white timber double-glazed units to remain in-keeping with the Conservation Area location.
- 3.14 The application seeks approval for the installation of four new light projectors to the building, there are two existing on the building currently, therefore the placement of these has been deemed acceptable prior with the LPA. The lighting allows the attractive architectural aspects of the building to be highlighted, including the windows.



**Figure 3. CGI to provide an idea of lighting at nighttime at 6-12 Fountain Street.**

- 3.15 A proposed plan demonstrates the location of all the lighting (Drawing by Nicholas Redican) and a lighting specification has been produced by Nicholas Redican and submitted with this planning application this outlines the product data and luminaire. The proposed lighting drawing provides imagery of the lighting products, although all supporting documentation has been submitted to the LPA.
- 3.16 As part of the restaurant use, new proposed air conditioning and ventilation installation is required throughout the building. The proposed ventilation layout and air conditioning have been submitted with this planning application.

## Other Planning Matters

- 3.17 The business will allow further growth into the city centre economy, attracting thousands of people a week. In addition, not only attract a generous income stream, but a key employer in the centre of Manchester, proposing to create 30 employment positions within the city.
- 3.18 The restaurant is planned to be open all day, everyday enabling to service all key meal eating times. The proposed opening times are in line with Tim Hortons on Market Street, therefore these opening times have been deemed acceptable by Manchester City Council for the city centre presence.

- 3.19 Proposed opening times:  
Monday- 6am-11am  
Tuesday-6am-11am  
Wednesday- 6am-11am  
Thursday- 6am-11am  
Friday- 6am-12am  
Saturday- 6am- 12am  
Sunday- 6am-11am
- 3.20 The above opening times are accepted and permitted within the city centre, Tim Hortons on Market Street (which is close to the site) operates under these hours.
- 3.21 A waste management proposal is submitted by Kenny Waste Management to deal with commercial bin collections for the business. The proposed floor plan demonstrates the areas for bins to be stored.

### Proposed External Signage

- 3.22 The proposal is seeking two types of signage which both require advert consent. This being the external fascia sign and the protruding signage.



**Figure 4. Proposed external fascia sign.**

- 3.23 Both proposed external signs have been designed in accordance with the surrounding area context, notwithstanding the Conservation Area. The protruding signage has been made to be as thin as possible, a proposed thickness of 30mm, protruding 200mm from the wall.
- 3.24 The design of the external fascia signage has been amended over the course of the scheme via dialogue with both the planning and conservation officers. The proposed signage now created to an absolute minimum required for the purposes of external signage. Figure 4

demonstrates the proposed signage has a length of 4000mm, which spans the front fascia of the building. The proposed signage can be seen placed onto the proposed elevations (drawing number AL02).

- 3.25 The material proposed for both signs stainless steel, comprising a powder coating. This style of signage is slim, minimalistic and in-keeping well in the context of the surrounding Conservation Area. The material is durable for longevity.

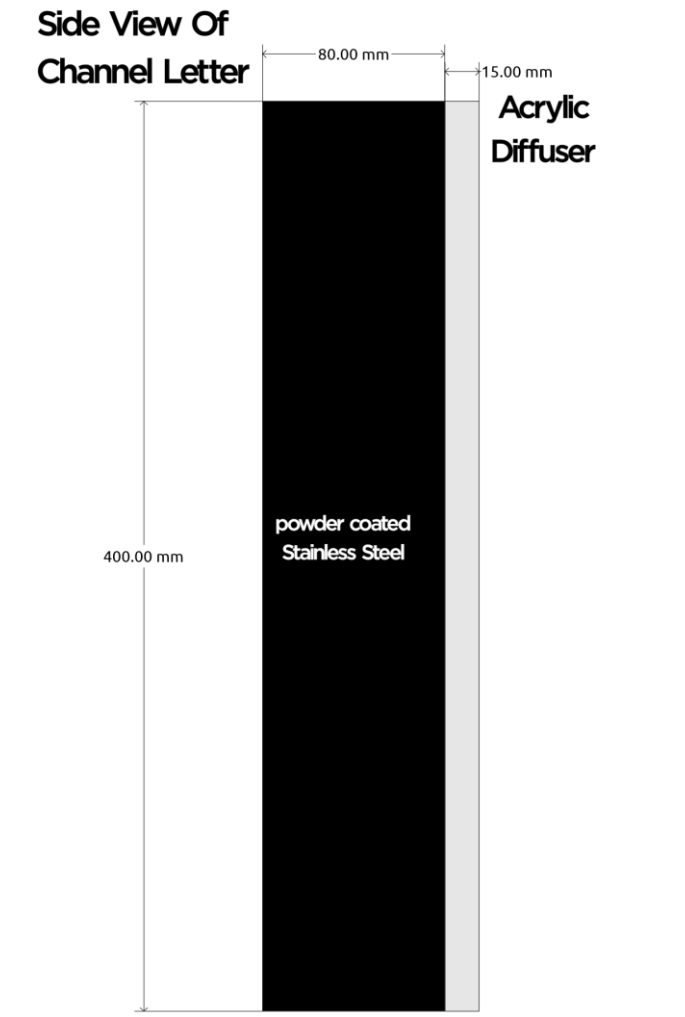


**Figure 5. Side view of proposed fascia signage.**

- 3.26 The protruding sign will be mounted to the masonry by steel brackets coated to match the proposed signage to incorporate streamlined, consistent fixings.

- 3.27 Each individual letter of the fascia signage is proposed to be 400mm in height, allowing for clear, visible and recognisable signage without detracting from the character of the building and its architectural features. The signage is considered appropriate, reasonably sized and necessary.

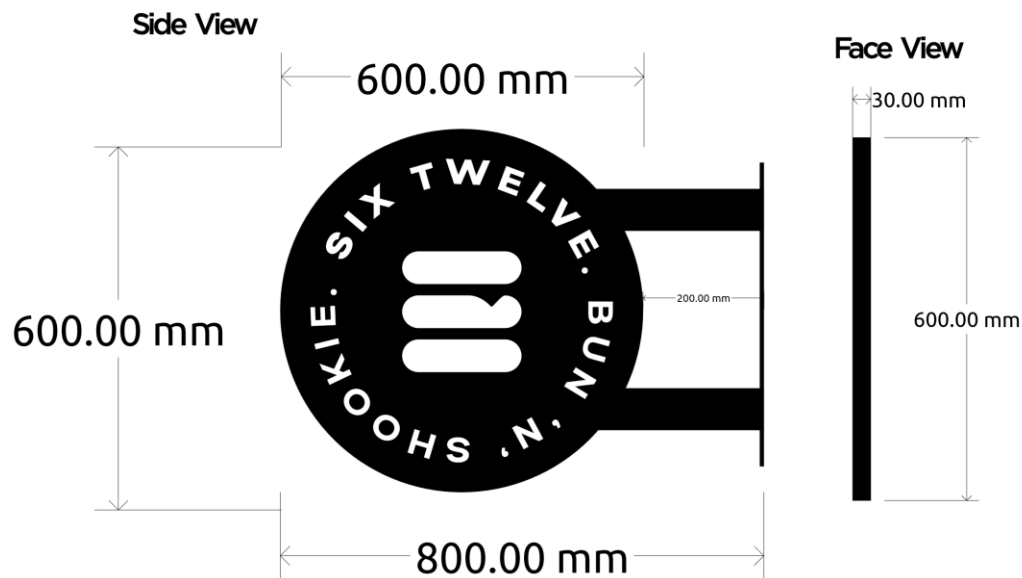


**Figure 6. Proposed protruding signage.**

- 3.28 As stated the protruding signage has been reduced to 30mm, which is the slimmest capability to have the signage illuminated via LED lighting. The fascia signage shall comprise of LED halo backlighting to enable the signage to be visible during night time periods and darker days.
- 3.29 To justify the signage within this location in the city centre and in the Conservation Area, a separate document has been created named 'Recent applications for approved external signage in the Upper King Street Conservation Area' this demonstrates the volume of applications which have been permitted for external fascia and protruding signage within the Conservation Area alone, this including designated Listed Buildings.
- 3.30 The document has been produced to highlight that what the applicants are proposing and seeking in terms of signage at 6-12 Fountain Street is not unusual and they have in fact reduced their signage significantly and to be further in-keeping with the Conservation Area in comparison to other approved signage within close proximity.

## 4.0 HERITAGE

- 4.1 6-12 Fountain Street is located within the City Centre of Manchester (Upper King Street) Conservation Area.
- 4.2 Figure 7 below provides the map for the Upper King Street Conservation Area, demonstrating that 6-12 Fountain Street is not a Listed Building within this designated area.

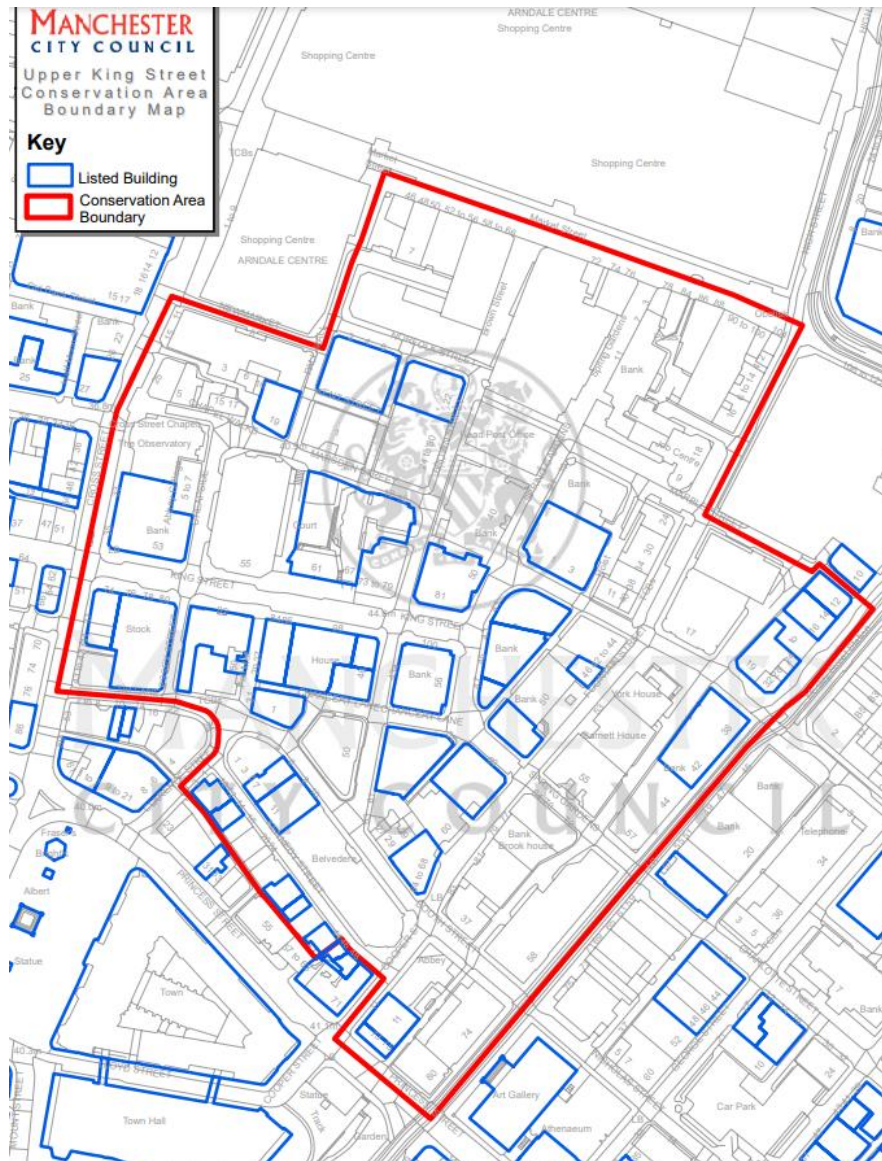


**Figure 7. City of Manchester (Upper King Street) Conservation Area. Manchester City Council.**

- 4.3 This Conservation Area is in the heart of the inner city of Manchester and was first designated by the City Council on the 4<sup>th</sup> of November 1970.

- 4.4 According to Manchester City Council, Upper King Street Conservation Area comprises the central financial district around the eastern portion of King Street. The area was extended in June 1985 to include properties up to Market Street and Mossley Street.
- 4.5 The property is not listed, however as visible in figure 7 there are a number of designated listed buildings located around 6-12 Fountain Street. The formal listed building map produced by Historic England can be seen on Figure 8 below.

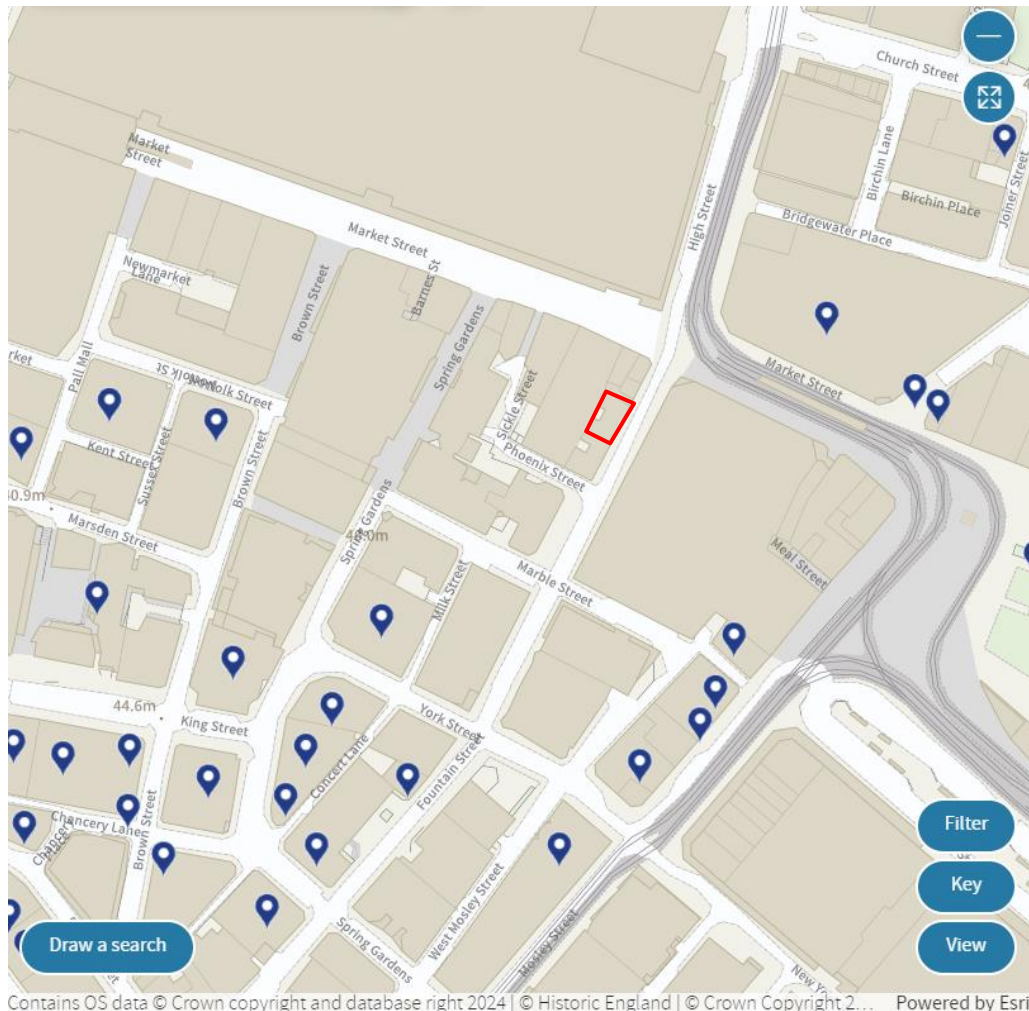


**Figure 8. Surrounding Listed Heritage Assets. Site outlined in red (not to scale). Historic England (2024).**

- 4.6 As part of this full planning and advert consent application, there will be no negative impact on the surrounded designated heritage assets. As well as this the character of the Conservation Area will not be impacted through this proposal.

- 4.7 A supporting Heritage Statement has been completed by Henderson Heritage and is submitted with this application for full planning and advert consent and should be read alongside this planning statement.
- 4.8 This heritage note concludes that the changes proposed are relatively minor and will enhance the building. They are not considered to be harmful. The street is secondary in character, and it is vital that the signage is used as its purpose intended (to draw people off Market Street).
- 4.9 The combined changes proposed will preserve the character of the Conservation Area and enhance the overall character of the building. The public benefits to the reuse of this dilapidated building are twofold, and the proposal overall will better reveal the buildings significance.

## 5.0 PLANNING POLICY

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations state otherwise.
- 5.2 The adopted Development Plan for the local area is the starting point for decision-making. At present the current adopted local policy for the area consists of the Places for Everyone Joint Development Plan (2022-2039) and the Manchester Core Strategy (2012-2027). The Places for Everyone Plan has replaced 14 policies from the Manchester Core Strategy, however the remaining policies within the Core Strategy still make up the development plan.
- 5.3 The Core Strategy took over from the Unitary Development Plan which was adopted by Manchester City Council in 1995 as the statutory document setting out guidelines for all development in Manchester. The UDP is severely outdated, however a number of policies remain extant. These are explored in the following section.
- 5.4 As well as local policy, when making decisions on planning proposals, the Council will also take into consideration the National Planning Policy Framework (NPPF). The NPPF sets out Governments planning policies for England and how these are expected to be applied. The NPPF is reviewed regularly, with the latest version being published in December 2023. As of

the 30<sup>th</sup> of July 2024, the new Government have opened up their consultation on an updated version of the NPPF which will run until September. The new NPPF is expected to be adopted in the Winter of 2024.

- 5.5 The site is not located within a designated Neighbourhood Plan area.

### Manchester Core Strategy (2012-2027)

- 5.6 Policy EC2 – Employment Space. The Core Strategy states *'the Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly.'*
- 5.7 Policy EC3 – The Regional Centre. 6-12 Fountain Street is located within the allocated Regional Centre of Manchester. Within this area development for employment generating uses including offices and other commercial development will be encouraged.
- 5.8 6-12 Fountain Street is located within the City of Manchester (Upper King Street) Conservation Area. This area covers the east of King Street, and South of Market Street area with the primary use class within this area being C3 apartments and Class E commercial and business services (shops, restaurants and offices).
- 5.9 Policy CC9 – Design and Heritage. The design and look of buildings within Manchester will need to be finished to a high standard in terms of both appearance and function. This is especially important for buildings within the City Centre. As well as this, the core strategy places weight on heritage and conservation, stating that *'development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.'*
- 5.10 Policy C10 – Leisure and the Evening Economy. Manchester Council recognises that the leisure and evening economy is extremely important to the growth of Manchester and therefore there is policy in place for how this should be managed through planning. Policy CC10 states the following *'New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night economy will be permitted subject to the following considerations'*. The considerations include not having a detrimental impact on the character of the area, not

creating unacceptable impact on nearby residential dwellings/other uses and, where possible they support both the day and night economies.

- 5.11 Policy EN1 – Design Principals and Strategic Character Areas. There is a strong focus for Central Manchester to keep its existing character. Manchester Council recognises that the core area presents a particularly dense environment, accommodating a wide range of services. When creating planning proposals, the Council encourage developers to consider the heritage of the city and the rich pattern of activity within the core area. As well as this, the council recognises the importance of the look of buildings at street level, with strong weight being placed on buildings contributing positively to the street scene.

### Manchester Unitary Development Plan (1995-2012)

- 5.12 DC15.1 – Advertisements, hoardings and posters. The UDP requests that advertisements be considered only in the interests of amenity and public safety. 'In determining applications for free standing hoardings and wall mounted posters, the Council will take into account:
- a) *The location of the proposed development and the effect it will have on visual amenity;*
  - b) *The scope for posters and hoardings to make a positive contribution to the locality;*
  - c) *The design of the structures, and the relationship with any premises on which they are located;*
  - d) *The effect of the proposal on permanent development of the land;*
  - e) *Public safety;*
  - f) *How easy it will be to maintain the signage;*
  - g) *The number of advertisements in the locality and how they impact on visual amenity.*
- 5.13 Advertisements and signage will be judged on their visual amenity impact and should not harm the character and architectural features of a building, and they should remain in scale with the property on which they are located. As well as this, signs must not be obtrusive and impact on neighbouring properties or passersby.
- 5.14 Manchester City Council recognises the importance that signs have on improving the visual environment in the city, however there is an emphasis of retaining public safety, avoid clutter and to safeguard particular features on buildings.
- 5.15 RC20 – The Financial Core. Manchester City Council speak about Fountain Street, which is located within the financial core of the city within their UDP saved policies. They say that the

introduction of a ground floor use and a sensitive approach to design features is especially appropriate for Fountain Street due to its substantial pedestrian flows. The Council goes on to say that there could also be scope for environmental improvements along Fountain Street, however this must not undermine the importance of it being an access route.

- 5.16 DC18.1 – Conservation Areas. Within the UDP it states that development proposals within the Conservation Area will be given careful consideration as the Council are seeking to protect and enhance the character of their Conservation Areas. For this planning proposal, this will be done by reviewing the effect of signage and advertisements, review the effect of any major changes to existing buildings, the desirability of retaining aspects of buildings and by reviewing the harm to the character and appearance of the area.

### Places for Everyone (2022-2039)

- 5.17 Policy JP-Strat 11: Core Growth Area. The inner city of Manchester is classed as being part of the Core Growth Area of the development plan. Within this area, the economic role of the Core Growth Area will be protected and enhanced. The City Centre is recognised as being integral to the economy of Manchester and the North of England.
- 5.18 Policy JP-Strat 2: City Centre. This policy states *'the role of the City Centre as the most significant economic location in the Country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism.'*
- 5.19 Policy JP-J: Supporting long-term economic growth. This policy states that there will be a strong focus on economic diversity in all boroughs that the plan covers as well as a focus on supporting job growth across Greater Manchester.
- 5.20 Policy JP-P2: Heritage. The Places for Everyone plan states that across Greater Manchester, the importance of positive conservation, enhancement of the historic environment and heritage assets is recognised across the borough. While conserving the historic environment is extremely important, Greater Manchester also want their heritage assets to be enjoyed and understood by the public. The plan states that the positive management and integration of their heritage will be achieved by:

1. *'Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
2. *Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
3. *Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural response that contribute to their significance and sense of place;*
4. *Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of place, and to social wellbeing; and*
5. *Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offers.'*

5.21 In regard to heritage, particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm.

5.22 Policy JP-P4: New Retail and Leisure Uses in Town Centres. The City Centre of Manchester is the top of the hierarchy for retail and leisure uses. Within the hierarchy, retail and leisure development will be accommodated within the centres of the upper levels of the hierarchy (City Centre Manchester).

## National Planning Policy Framework (NPPF)

5.23 The revised National Planning Policy Framework was published in February 2024 and provides over-arching guidelines for the planning system.

5.24 Paragraph 85 of the NPPF states *'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt'*. The government wants planning to help support and grow the economic development nationwide.

5.25 The NPPF has a chapter devoted to ensuring the vitality of town centres, in which it discusses the importance that town centres have both for the economic development, but also for local communities and tourists. Paragraph 90 of the NPPF says planning policies and decisions should take a positive approach to the growth and management of town centres.

5.26 Paragraph 141 of the NPPF discussing how to achieve well designed spaces. It says that the character of a place or building can suffer there are poor advertisements outside.

Advertisements needs to be sited in appropriate locations and designed to a high standard. Advertisements should be subject to control only in the interests of amenity and public safety.

- 5.27 Paragraph 196 of the NPPF states that when creating planning strategies, plans should create a positive strategy for the conservation and protection of heritage assets and the historic environment. Along with the protection, the NPPF encourages plans to incorporate the enjoyment of the historic environment as well.
- 5.28 Paragraph 196 goes on to set out the strategy that plans should take into account. This is as follows:
- a) *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
  - b) *The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
  - c) *The desirability of new development making a positive contribution to local character and distinctiveness; and*
  - d) *Opportunities to draw on the contribution made by the historic environment to the character of a place.*
- 5.29 The NPPF states in paragraph 200 that when presenting a proposal that might impact on the historic environment, the applicant should support the planning application with a description of the heritage asset and how it will be impacted by the proposal. Paragraph 201 then goes on to say that Local Planning Authorities should then assess the particular significance of the impacted heritage asset to make a decision on the planning application.
- 5.30 When taking into account the harm that a planning proposal brings to the historic environment, paragraph 203 encourages Local Planning Authorities to assess the proposal on the following:
- a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - b) *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - c) *The desirability of new development making a positive contribution to local character and distinctiveness.*
- 5.31 Paragraph 208 of the NPPF states in situations where a development proposal will cause less than substantial harm to the heritage asset, then its impact should be measured against the public benefits that the proposal brings.

- 5.32 Paragraph 212 of the NPPF encourages Local Planning Authorities to look for opportunities for new development within Conservation Areas which better reveal their significance and make a positive contribution to the character of the asset. Further to this, paragraph 213 reminds Local Planning Authorities that not all elements of a Conservation Area will contribute to its significance.

## 6.0 ASSESSMENT AND CONCLUSION

- 6.1 The application seeks to proposed alterations to 6-12 Fountain Street which will allow the currently underutilised and vacant building back into a restaurant use and seek advert consent for the external illuminated fascia and protruding signage.
- 6.2 Currently the building is vacant, formerly a Pizza Hut restaurant, the use will be no different, although visually the building is seeking the key alterations and 'facelift' which is required sensitively (mindful of the Conservation Area) to bring this building back into an attractive use.
- 6.3 The site is located within the Upper King Street Conservation Area and the building can be considered a non-designated heritage asset, although not formerly listed.
- 6.4 The planning statement has discussed briefly the Six Twelve business and the brand ethos behind this, providing an insight into the exciting opportunity which is being provided here within Manchester's city centre.
- 6.5 The business will provide a generous volume of employment in line with the proposed opening hours which will allow the economy of Manchester to flourish further, providing a breakfast, lunch and dinner offering all day long. As stated within this statement, the proposed opening times are accepted and permitted locally in the city centre to similar businesses, and it would be irresponsible for the council not to allow these business operating hours here.
- 6.6 The lighting has been demonstrated to be unobtrusive through the supporting lighting plan and specification which outlines the product, data and luminaire. Lighting is existing on the building. The proposed lighting has been discussed with both planning and conservation officers who have found the lighting to be acceptable.

- 6.7 Signage has been significantly reduced in size since the initial schemes and proposals started to be discussed with the officers at Manchester. The signage materials, size and luminaire is all provided either within this statement or on the submitted application form. The signage does not detract from the Conservation Area location and is deemed necessary and reasonably sized to successfully operate a business of this nature within Manchester City Centre.
- 6.8 The supporting Heritage Statement confirms and concludes the proposals would actually highlight the buildings significance within the Conservation Area and it would be in the public's interest and benefit for this building to be brought back into use. The statement highlights the importance for the proposed signage to attract customers from Market Street, and how this signage is purposeful and non-obtrusive to the Conservation Area, overall, not having major impacts on the designated area the building lies within.
- 6.9 The application is supported with all necessary plans and documentation required to support the proposals.
- 6.10 It should be noted that the applicants have engaged with Manchester City Council from an incredibly early start in this process, meeting the planning officer on site a couple of months back during the early design stages. The applicants have listened and taken on board both the planning and conservation officers' comments during this time. Their comments have directly informed the proposals which are subject of this submission.

## Conclusion

- 6.11 The proposal complies with national and local policy planning policy and is considered development which is not inappropriate to the city centre location of Manchester.
- 6.12 Therefore, it is respectfully requested that full planning permission and advert consent is to be granted.