

04 July 2024

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Unit 21 Upper, The Printworks, 27 Withy Grove, Manchester, M4 2BS
Planning Portal Ref: PP-13140373

Pegasus Group has been instructed on behalf of Leisure Television Rights Ltd ("the Applicant") to submit an application for Full Planning Permission the following proposed development relating to Unit 21 Upper, The Printworks ("the application site"):

"Change of use from a live escape rooms gaming experience (Class E) to an entertainment facility, serving food and drinks (mixed Class E / Sui Generis), plus associated rooftop flue."

The following documentation has been submitted via the Planning Portal in support of this application (**Ref: PP-13140373**):

- Planning Application Form, including relevant Ownership Certificate
- Planning Application Drawings:
 - Site Location Plan (ref. DCN-2311-PL-001 rev. A)
 - Existing Site Plan (ref. DCN-2311-PL-002)
 - Existing Ground and First Floor Plan (ref. DCN-2311-PL-003)
 - Proposed Ground, First Floor & Mezzanine Level Plan (ref. DCN-2311-PL-005)
- Roof Plant Planning Drawings
 - Aerial Photo (ref. DCN-2311-PL-010)
 - Existing First Floor Plan (ref. DCN-2311-PL-011)
 - Existing Roof Plan (ref. DCN-2311-PL-012)
 - Section AA (ref. DCN-2311-PL-013)
 - Section BB (ref. DCN-2311-PL-014)
- Planning and Access Statement
- Noise Impact Assessment
- Odour Risk Assessment
- Waste Management Strategy
- Completed Waste Proforma
- Operating Schedule and Management Strategy

I trust that the above and enclosed is sufficient to allow the validation of this application and look forward to receiving confirmation of this in due course. If you require any additional information, then please do not hesitate to contact myself.

Yours faithfully,

Pegasus Group

Emily Thorne
Senior Planner

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