

31 July 2024

FAO: Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Ref: PP-13253978

Dear Jen,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR THE CREATION OF RESTAURANT FLOORSPACE AT FIRST FLOOR
ALONG WITH MINOR ALTERATIONS TO THE EXTERNAL ELEVATIONS TO FACILITATE RESTAURANT USE.
NO.1 ST MICHAEL'S, JACKSON ROW, MANCHESTER M2 5NH**

Please find enclosed a planning application for the creation of restaurant floorspace at first floor along with minor alterations to the external elevations to facilitate restaurant use at No. 1 St Michael's.

The application is supported by the following information:

- Completed Planning Application and Ownership Forms;
- Application Fee of £5,202 (plus portal fee £70) based on total GEA of 615sq.m
- Existing and Proposed Floor Plans and Elevations, prepared by Hodder + Partners;
- Site Location Plan, with the site boundary edged in red and land within the applicant's wider ownership edged in blue, prepared by Hodder + Partners;
- Louvre Package, prepared by Hodder + Partners; and
- No.1 StM Office Building - Servicing Strategy.

Currently the Ground Floor includes Unit 3 which can accommodate, amongst other uses, a restaurant. The proposed tenant of this unit requires additional space and therefore this application seeks to convert the floor space directly above the ground floor unit at first floor to restaurant use. The original scheme provided office accommodation at first floor. This minor change would see a change to this proposed use at first floor from office to restaurant.

In addition to this change in floorspace use to facilitate the restaurant operator there are two minor alterations to the elevations. These include, inclusion of an element of louvres at ground floor level and the minor repositioning of the restaurant door at ground floor level.

The louvres proposed are anodized bronze metal perforated panels. They will match the bronze cladding to the façade and will conceal the tenant's kitchen and BoH. The Louvre Package provides further detail.

These changes are illustrated in the following plans prepared by Hodder + Partner:

Existing Floor Plans:

HOD-S73-103 - GROUND LEVEL GA PLAN P02

HOD-S73-104 - LEVEL 01 GA PLAN P02

Proposed Floor Plans:

63068-HOD-ZZ-00-DR-A-2002

63068-HOD-ZZ-01-DR-A-2003

Existing Elevations:

HOD-S73-202 - ELEVATIONS - NORTH P02

HOD-S73-204 - ELEVATIONS - COURTYARD BLOCK A AND BLOCK B P02

Proposed Elevations:

63068-HOD-ZZ-XX-DR-A-HOD-S73-202-ELEVATIONS - NORTH (P03)_CHANGE of use_01

63068-HOD-ZZ-ZZ-DR-A-2024_GA Elevation - Abercromby Sq_A - Approved

I trust the content of the application is satisfactory to allow you to validate the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any additional queries please do not hesitate to contact me. I hope to hear from you in due course.

Yours sincerely,



Nikki Sills
Partner