



Paul Butler Associates

Planning, Development & Heritage Consultants

29 November 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

23.1864

Dear Mrs Roscoe,

1 Salmon Street and 44 Shudehill, Manchester, M4 4AA
Change of use to mixed use bar / café (sui generis) with associated external alterations

On behalf of our client Salmon Street Ltd, please find attached a planning application for 'change of use to mixed use bar / café (sui generis) with associated external alterations'.

The application building is currently vacant and has been for a number of years. The application proposal will enable the building to be brought back into active use and make a positive contribution to Salmon Street and Shudehill. The proposal will see the premises operated during the day-time and into the evening and will add to the independent leisure offer within the Northern Quarter. In addition to a series of external repairs / maintenance to the building, the scheme will also provide physical enhancements including enhancement to shopfronts and windows which will respect the character of the building and its conservation area location.

The proposed trading hours for the premises are 10:00 - 03:00 with an additional 30 minutes at the end of trading within which patrons will vacate the premises. These hours reflect those of other licensed premises within the surrounding area.

The proposal will deliver a series of positive planning and regeneration benefits. It will:

- Repurpose vacant floorspace with an active use that will enhance the daytime and evening leisure offer within this part of the Northern Quarter.
- Create employment opportunities during the fit-out stage and once the bar / café is operational.
- Promote activity along Salmon Street and Shudehill which will help to reduce opportunities for anti-social behaviour and crime to be committed.
- Represent a form of sustainable development and provide a series of economic, social and environmental benefits.

The application is supported by the following documents and drawings:

1. Drawings prepared by Building Design Services:

- 08 Location Plan
- 01 Existing Floor Plans
- 03 Existing Section Drawing
- 11 Existing Shop Front Elevation

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- 13 Existing Rear Entrance Elevation
 - 07 Block Plan
 - 02N Proposed Floor Plans
 - 04G Proposed Sectional Drawing
 - 05D Existing and Proposed Elevations
 - 06B Kitchen Layout
 - 12 Proposed Shop Front Elevation
 - 14 Proposed Rear Entrance Elevation
2. Covering Letter (23.1864) prepared by Paul Butler Associates.
 3. Completed Planning Application Forms and Certificates.
 4. Planning and Heritage Statement prepared by Paul Butler Associates, which includes:
 - An Operating Schedule.
 - A Dispersal Policy.
 - A Smoking Strategy for managing smokers.
 - A Disabled Access Statement.
 5. Waste Management Strategy Pro-forma.
 6. Crime Impact Statement prepared by Greater Manchester Police Design for Security.
 7. Noise Impact Assessment prepared by Hepworth Acoustics.
 8. Ventilation and Extraction Information prepared by Swan Projects, including:
 - Ventilation Systems Description
 - Extract Air Rates Calculations
 - EMAQ Risk Assessment
 - Extract Ventilation and Odour Control Equipment Data
 - Recommended Service and Maintenance
 - Design Drawing
 - C759.1 Salmon Street Kitchen Ventilation drawing
 - C759 SALMON ST extract flow rate - thermal convection method document
 - Extract Fan Data
 - Purified Air UV-O Technical Data Sheet
 - Silencer Insertion losses data

The application fee (£462) will be paid by the applicant via the Planning Portal on submission.

We trust that this information is sufficient to enable the positive determination of this planning application and we look forward to working with the Council in progressing the application through to determination.

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Associate Director