



Paul Butler Associates

Planning, Development & Heritage Consultants

8 August 2023

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

FAO Michael Pearson

21.1658

Dear Michael

Application for Planning Permission and Application for Listed Building Consent Freetrade Exchange, 37 Peter St, Manchester M2 5GB

On behalf of our client CST Limited Partnership, we have pleasure in submitting applications to seek approval for a proposed scheme which will enable the lower ground floor of the Freetrade Exchange building (37 Peter Street) to be operated by Blacklock Restaurants. 37 Peter Street is a Grade II Listed Building.

The scheme involves internal works to the lower ground floor of the building (and the ground floor lobby access to the lower ground floor), external works including a new entrance door, lighting, and roof plant, as well as the change of use of the lower ground floor (and access at ground floor level) from sui generis bar use to Class E(b) restaurant use. A total of 408 sqm of floorspace is proposed to change use. The building will continue to be in office use (Use Class E(g)(i)) at ground and upper floors.

Description of Development

The description of development for the planning application is as follows:

'Application for full planning permission (including a change of use to lower ground floor to Restaurant Use (Class E(b)) to include removal of glazed entrance door and replacement with timber door, replacement of 2 no. external feature lamps, addition of menu boards, and new plant equipment to roof'.

The works which require Listed Building Consent are described as:

'Replacement of glazed entrance with timber door, removal and replacement of 2 no. feature lamps to entrance, installation of kitchen and other internal works to lower ground floor and lobby, installation of new plant to roof.'

Blacklock Restaurants

Blacklock is a high quality restaurant group with 5 restaurants in London, including sympathetically refurbished Grade II Listed Buildings in the City of London and Covent Garden. Blacklock is a chophouse focussed on delivering incredible experiences for great value for money. It's

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restaurants have been voted in the Top 100 restaurants in the UK across industry awards and guest review platforms. Blacklock Manchester will be the restaurant operator's first location outside the capital.

Supporting Documents

The applications are supported by a series of planning drawings prepared by AXI Architects and Other Side Architects, M&E drawings prepared by Chapman (please refer to attached drawing schedule), along with the following technical reports:

- Design and Access Statement by AXI Architects.
- Planning Statement by Paul Butler Associates.
- Heritage Statement prepared by Stephen Levrant Heritage Architecture.
- Structural Survey by Paragon.
- Ventilation and Extraction Details by Chapman.
- External Lighting Statement by Other Side.
- Crime Impact Statement by Greater Manchester Police.
- Acoustic Assessment prepared by Hann Tucker.
- Construction Management Plan by Blacklock.
- Waste Management Proforma by AXI Architects.

With regards to the validation requirements set out within the table below, please refer to the respective submitted documents:

Validation Requirement	Refer to:
Community Involvement Statement	Planning Statement
Blue and Green Infrastructure Statement	Planning Statement
Disabled Access Statement	Design and Access Statement
Surface Water Drainage Statement	Planning Statement
Operating Schedule (in respect of proposed bar use)	Planning Statement – Appendix A
Floorspace Schedule	408sqm to change use.
Schedule of Materials	Information annotated on submitted proposed plans
Architectural Method Statement	Design and Access Statement
Photographs of all affected internal and external parts of building.	Heritage Statement
Economic Statement	Planning Statement (Section 5)

The application fee of £462 has been paid via the Planning Portal.

Scheme benefits

The proposed development will provide a series of economic, social and environmental benefits. These include:

- Sympathetic internal works to the lower ground floor and ground floor east lobby, seeking to reveal historic features where possible, enhancing the spaces, helping to secure the building's long-term future.
- The provision of a use which will have a positive impact on the regeneration of this part of the City Centre. The proposed restaurant use will create additional employment, and extend the existing restaurant offer within Manchester.
- Securing direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future employees, and through linked trips.
- Providing a viable use for the lower ground floor, which is otherwise constrained due to limited natural light.
- The encouragement of further investment into the City Centre and the provision of a use that will encourage natural surveillance to help reduce crime and the fear of crime.
- Taking advantage of the site's easy access to public transport linkages, and its proximity to the multitude of services offered within the City Centre.

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit these applications on behalf of CST Limited Partnership and look forward to working with officers in progressing the applications through to a positive determination. If you require anything further, please let me know.

Yours sincerely



Don Murphy MPLAN MRTPI
Director

Architectural Plans

- Location Plan (Ref: 23-161 AXI L00 Rev 3)
- Existing Ground Floor and Basement Plan (Ref: 23-161 EX-GA-01)
- Existing Ground Floor and Basement Wall Finishes (Ref: 23-161 EX-GA-02)
- Existing Ground Floor and Basement Floor Finishes (Ref: 23-161 EX-GA-03)
- Existing External Elevations / Demolition (Ref: 23-161 EX-EL-01 Rev A)
- Existing internal Sections (Ref: 23-161 EX-EL-02)
- Existing External Elevations (Ref: 23-161 EX-EL-03)
- Existing External Elevations (Ref: 23-161 EX-EL-04)
- Existing Ground Floor Entrance Details (Ref: 23-161 EX-JD-01)
- Proposed Ground Floor and Basement Plan (Ref: 23-161 GA-01 Rev A)
- Proposed Ground Floor and Basement RCP (Ref: 23-161 GA-02)
- Proposed Ground Floor and Basement Ceiling Finishes (Ref: 23-161 GA-03)
- Proposed Ground Floor and Basement Partition Layout (Ref: 23-161 GA-04)
- Proposed Ground Floor and Basement Wall Finishes (Ref: 23-161 GA-05)
- Proposed Ground Floor and Basement Floor Finishes (Ref: 23-161 GA-06)
- Proposed External Alterations (Ref: 23-161 EL-01 Rev B)
- Proposed internal Sections (Ref: 23-161 EL-02)
- Proposed Internal Sections (Ref: 23-161 EX-EL-03)
- Proposed External Elevations (Ref: 23-161 EL-04 Rev B)
- Proposed External Elevations (Ref: 23-161 EL-05 Rev A)
- Proposed Ground Floor Entrance Details (Ref: 23-161 JD-01 Rev B)
- Ceiling Details (Ref: 23-161 AXI 500 Rev 3)
- External Wall Detail (Ref: 23-161 AXI 501 Rev 3)
- Floor Details (Ref: 23-161 AXI 504 Rev 3)
- Demolition Plan (Ref: 23-161 AXI 010 Rev 3)
- Partition Details (Ref: 23-161 AXI 110 Rev 3)
- Refuse Strategy Plan (Ref: 23-161 AXI L01)

M&E Plans Schedule

- Proposed Lower Ground Floor HVAC Plans (Ref: 1056-01 Rev G)
- Proposed Roof HVAC Plan (Ref: 1056-02 Rev F)
- Proposed Roof West and South Elevations (Ref: 1056-03 Rev B)
- Proposed Roof East and North Elevations (Ref: 1056-04 Rev B)