



22 December 2022

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

Ljr/22.1753/tf01

FAO Eve Woolstencroft

Dear Mrs Roscoe

36 Charlotte Street (Fraser House), Manchester, M1 4FD
Submission of Application for Planning Permission and Listed Building Consent

We are pleased to submit an application for planning permission and listed building consent in relation to a redevelopment scheme at 36 Charlotte Street, Manchester, M1 4FD. The subject property is located in Manchester City Centre and 36 Charlotte Street (incorporating 42 Portland Street) is Grade II listed. The property is currently vacant and is identified (edged in red) on the location plan submitted as part of the application.

The application description of development is:

'Change of use and conversion to provide 14no. apartments (use class C3) on first to fourth floors, retention of existing restaurant use (in an altered format) on lower ground floor and upper ground floor (use class E(c)), with associated internal and external alterations'

The scheme will deliver a series of positive planning, regeneration and heritage benefits which are identified within the supporting information submitted as part of the application. These include:

- The sympathetic restoration and conversion of a vacant Grade II listed building which is currently in poor condition to provide restaurant and residential uses that will secure its long-term future, ensure the retention of historic/architectural features and minimise impact on the building's fabric.
- Having a positive impact on the Portland Street, Reyner Street and Charlotte Street streetscapes by providing active use and the sensitive repair of the building.
- Providing uses that will have a positive impact on the regeneration of this part of the City Centre, with the mix of apartments meeting an identified need for accommodation in Manchester City Centre and contributing to the creation of a sustainable community; and the restaurant use providing activity and vibrancy and complementing existing commercial uses.
- Ensuring no adverse impact on the amenity of occupants of nearby buildings, whilst the design will enable a good standard of living for future occupants.

- Securing direct investment into the local community through the provision of jobs during the construction stage and within the restaurant, and spending in nearby facilities by future residents.
- Involving the development of a site in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area.
- Encouraging further investment into the City Centre and the provision of uses that will encourage natural surveillance to help reduce crime and the fear of crime.

As discussed within the supporting application information, the site and building are not affected by any development constraints which can't be mitigated through the planning process.

Prior to the submission of the application, a pre-application site meeting was held with the Council's planning and conservation officers (Eve Woolstencroft and Paula Burbicka) on 28 July 2022. The purpose of the meeting was to discuss the principle of the scheme and the planning and heritage issues requiring consideration. The proposed scheme has been revised and developed in response to the discussions and feedback received. There was subsequent correspondence to agree the information required to accompany an application and this is reflected in the application submission.

The following information has been provided in support of the application:

Documents

1. Application Forms for Planning Permission and Listed Building Consent and completed ownership certificates.
2. Planning Statement prepared by Paul Butler Associates. This also includes a:
 - Community Involvement Statement/Pre-application Discussions
 - Blue and Green Infrastructure Statement
 - Broadband Connectivity Statement
 - Construction Management Plan
 - Local Labour Agreement
 - Operating Schedule including Dispersal Procedure and Smoking Strategy.
3. Heritage Statement prepared by Paul Butler Associates.
4. Design and Access Statement prepared by The Space Studio (including Schedule of Works and Schedule of Materials).
5. Outline Structural Engineering Proposals by Dyse Structural Engineers
6. Sustainable Drainage Strategy prepared by Dyse Structural Engineers.
7. Mechanical and Electrical Engineering Services Strategy Report by Parker Wilson Consulting.
8. Environmental Standards Statement prepared by Parker Wilson Consulting.
9. Crime Impact Statement prepared by Greater Manchester Police Design for Security.
10. Daytime Bat Survey & Nesting Bird Survey prepared by Rachel Hacking Ecology.
11. Air Quality Assessment prepared by Redmore Environmental.
12. Noise Survey and Noise Impact Assessment prepared by dBx Acoustics.

13. Waste Management Strategy prepared by Paul Butler Associates.

Drawings:

Architectural Drawings prepared by The Space Studio:

- 2022-1008M – 001 Existing Basement Plan to First Floor Plan
- 2022-1008M – 002 Existing Second Floor Plan - Roof Plan
- 2022-1008M – 003 Existing Ceiling Plans-Lower & Upper G Floors
- 2022-1008M – 004 Existing Ceiling Plans-First & Second Floors
- 2022-1008M – 005 Existing Ceiling Plans-Third & Fourth Floors
- 2022-1008M – 006 Existing Elevations - Portland St, Charlotte St
- 2022-1008M – 007 Existing Elevations - Rayner St
- 2022-1008M – 008 Existing Sections
- 2022-1008M – 010 A Accommodation Schedule
- 2022-1008M – 011 A Proposed Basement Plan
- 2022-1008M – 012 A Proposed Lower Ground Floor Plan
- 2022-1008M – 013 A Proposed Upper Ground Floor Plan
- 2022-1008M – 014 A Proposed First Floor Plan
- 2022-1008M – 015 A Proposed Second Floor Plan
- 2022-1008M – 016 A Proposed Third Floor Plan
- 2022-1008M – 017 A Proposed Fourth Floor Plan
- 2022-1008M – 018 A Proposed Roof Plan
- 2022-1008M – 019 B Proposed Disabled Access Details / Elevation
- 2022-1008M – 021 A Removed Elements Basement Plan
- 2022-1008M – 022 A Removed Elements Lower GF Plan
- 2022-1008M – 023 A Removed Elements Upper GF Plan
- 2022-1008M – 024 A Removed Elements First Floor Plan
- 2022-1008M – 025 A Removed Elements Second Floor Plan
- 2022-1008M – 026 A Removed Elements Third Floor Plan
- 2022-1008M – 027 A Removed Elements Fourth Floor Plan
- 2022-1008M – 031 A Wall Finish Details - Basement Wall (TBC)
- 2022-1008M – 032 A Wall Finish Details -Lower Ground Floor
- 2022-1008M – 033 A Wall Finish Details -Upper Ground Floor
- 2022-1008M – 034 A Wall Finish Details -First Floor
- 2022-1008M – 035 A Wall Finish Details -Second Floor
- 2022-1008M – 036 A Wall Finish Details -Third Floor
- 2022-1008M – 037 A Wall Finish Details -Fourth Floor
- 2022-1008M – 041 A Basement Ceiling -Not applicable (as existing)
- 2022-1008M – 042 A Ceiling Plan-Lower Ground Floor
- 2022-1008M – 043 A Ceiling Plan-Upper Ground Floor
- 2022-1008M – 044 A Ceiling Plan-First Floor
- 2022-1008M – 045 A Ceiling Plan-Second Floor
- 2022-1008M – 046 A Ceiling Plan-Third Floor
- 2022-1008M – 047 A Ceiling Plan-Fourth Floor
- 2022-1008M – 051 A Proposed Charlotte Street Elevation
- 2022-1008M – 052 A Proposed Raynor Street Elevation
- 2022-1008M – 053 B Proposed Portland Street Elevation

- 2022-1008M – 054 A Proposed Cross Section
- 2022-1008M – 055 A Proposed Window Schedule
- 2022-1008M – 056 A Proposed Window Schedule
- 2022-1008M – 057 A Proposed Door Schedule
- 2022-1008M – 058 A Lift Schedule
- 2022-1008M – 059 A Site Elevation

Mechanical and Electrical Drawings prepared by Parker Wilson Consulting:

- 4193-0-SK118-P2 Mechanical Services – External Elevation
- 4193-1-SK105-P3 Mechanical and Electrical Services First Floor
- 4193-1-SK110-P3 Electrical Services – Typical Apartments
- 4193-1-SK114-P2 Mechanical Services Drainage Layout Typical Apartments
- 4193-2-SK106-P3 Mechanical and Electrical Services – Second Floor
- 4193-2-SK115-P2 Mechanical Services – Drainage Layout Second Floor
- 4193-3-SK107-P3 Mechanical and Electrical Services – Third Floor
- 4193-3-SK116-P2 Mechanical Services – Drainage Layout Third Floor
- 4193-4-SK108-P3 Mechanical and Electrical Services – Fourth Floor
- 4193-4-SK117-P2 Mechanical Services – Drainage Layout Fourth Floor
- 4193-B-SK102-P3 Mechanical and Electrical Services – Basement Level
- 4193-B-SK111-P2 Mechanical Services – Drainage Layout Basement Level
- 4193-LG-SK103-P3 Mechanical and Electrical Services Lower Ground Level
- 4193-LG-SK112-P2 Mechanical Services – Drainage Layout Lower Ground Level
- 4193-R-SK109-P3 Mechanical and Electrical Services – Roof Level
- 4193-UG-SK104-P3 Mechanical and Electrical Services – Upper Ground Level
- 4193-UG-SK113-P2 Mechanical Services – Drainage Layout Upper Ground Level

Structural Drawings prepared by Dyse Structural Engineers:

- SK-S-0020 P01 – Basement level indicating lower ground floor structure over
- SK-S-0021 P01 – Lower ground floor indicating upper ground floor structure over
- SK-S-0022 P01 – Upper ground floor indicating upper ground floor structure over
- SK-S-0023 P01 – First floor structure indicating second floor structure over
- SK-S-0024 P01 – Second floor structure indicating third floor structure over
- SK-S-0025 P01 – Third floor structure indicating fourth floor structure over
- SK-S-0026 P01 – Fourth floor structure indicating roof structure over

The above information has been submitted via the Planning Portal. The planning application fee of £6,468 has been paid by the applicant upon submission.

We trust that this information is sufficient to enable validation and determination of the application.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director