

Katie Priest Town Planning

KP.0032

5 December 2022

Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Dear Sir/ Madam

Town and Country Planning Act 1990 (as amended)
Planning application for external alterations
Advertisement Consent application for new adverts
Listed Building Consent application for internal and external works
Unit G5, Minshull House, Kampus, 49 Chorlton Street, M1 3FY
Planning Portal Ref: PP-11338702 and PP-11339249

Katie Priest Town Planning is instructed by Cloudwater Brew Co. (the Applicant) to submit an application for planning permission, Listed Building Consent and Advertisement Consent at Unit G5, Minshull House, Kampus, 49 Chorlton Street, M1 3FY in connection with their occupation of the site as a public house.

Planning permission and Advertisement Consent is sought for the following development under reference PP-11338702:

*"Replace part of shopfront with bifold half doors on southern elevation;
alter existing doors on northern elevation to include serving hatch;
associated advertisements"*

Listed Building Consent is sought concurrently under reference PP-11339249 for the following development:

"New bifolding half doors to replace existing doors to the courtyard area; a change to one set of doors to create an opening hatch; internal partitioning to create wcs and back of house areas; internal structural openings; new steps and ramp to mark the existing level change within the building; new glazing

lobbies; redecoration of walls, flooring and lighting scheme; and signage to suitably advertise the property”

The online applications have been submitted online via the Planning Portal website.

The following documentation has been submitted online in support of the application for planning permission and Advertisement Consent (Ref. PP - 11338702):

1. The completed application form;
2. The following plans:
 - a. Site Location Plan (Drg. No.22-108 AXI-L00 03 00);
 - b. Site Plan (Block Plan) (Drg. No. 22-108 AXI-S00 3 00);
 - c. Ground Floor Plan As Existing (Drg. No. 22-108 AXI-000 3 00);
 - d. Existing Ground Floor Strip Out Plan (Drg. No. 22-108 AXI-060 3 00);
 - e. East Facing Elevation As Existing (Drg. No. 22-108 AXI-030 3 00);
 - f. South Facing Elevation As Existing (Drg. No. 22-108 AXI-031 3 00);
 - g. West Facing Elevation As Existing (Drg. No. 22-108 AXI-032 3 00);
 - h. Ground Floor Plan As Proposed (Drg. No. 22-108 AXI-100 3 00);
 - i. East Facing Elevation As Proposed (Drg. No. 22-108 AXI-130 3 00);
 - j. South Facing Elevation As Proposed (Drg. No. 22-108 AXI-131 3 00);
 - k. West Facing Elevation As Proposed (Drg. No. 22-108 AXI-132 3 00);
3. A Planning, Heritage and Design and Access Statement prepared by Katie Priest Town Planning which reviews the merits of the proposal;
4. Minshull House Existing Photo Report; and
5. A copy of this Covering Letter.

Payment for the application has been made directly to the Planning Portal.

In respect of the Listed Building application (Ref PP-11339249), the following has been submitted via the Planning Portal website:

1. The completed application form;
2. The following plans:
 - a. Site Location Plan (Drg. No.22-108 AXI-L00 03 00);
 - b. Site Plan (Block Plan) (Drg. No. 22-108 AXI-S00 3 00);
 - c. Ground Floor Plan As Existing (Drg. No. 22-108 AXI-000 3 00);
 - d. Existing Ground Floor Strip Out Plan (Drg. No. 22-108 AXI-060 3 00);
 - e. East Facing Elevation As Existing (Drg. No. 22-108 AXI-030 3 00);
 - f. South Facing Elevation As Existing (Drg. No. 22-108 AXI-031 3 00);
 - g. West Facing Elevation As Existing (Drg. No. 22-108 AXI-032 3 00);
 - h. Internal North Facing Elevation As Existing (Drg. No. 22-108 AXI-040 3 00);
 - i. Internal East Facing Elevations As Existing (Drg. No. 22-108 AXI-041 3 00);
 - j. Internal South Facing Elevations As Existing (Drg. No. 22-108 AXI-042 3 00);
 - k. Internal West Facing Elevation As Existing (Drg. No. 22-108 AXI-043 3 00);
 - l. Ground Floor Plan As Proposed (Drg. No. 22-108 AXI-100 3 00);
 - m. RCP As Proposed (Drg. No. 22-108 AXI-300 3 00);
 - n. Ground Floor Floor Finishes Plan As Proposed (Drg. No. 22-108 AXI-600 3 00);
 - o. Ground Floor Wall Finishes Plan As Proposed (Drg. No. 22-108 AXI-601 3 00);
 - p. Internal North Facing Elevation As Proposed (Drg. No. 22-108 AXI-140 3 00);
 - q. Internal East Facing Elevations As Proposed (Drg. No. 22-108 AXI-141 3 00);
 - r. Internal South Facing Elevations As Proposed (Drg. No. 22-108 AXI-142 3 00);
 - s. Internal West Facing Elevation As Proposed (Drg. No. 22-108 AXI-143 3 00);
 - t. East Facing Elevation As Proposed (Drg. No. 22-108 AXI-130 3 00);
 - l. South Facing Elevation As Proposed (Drg. No. 22-108 AXI-131 3 00);
 - m. West Facing Elevation As Proposed (Drg. No. 22-108 AXI-132 3 00);
3. A Planning, Heritage and Design and Access Statement prepared by Katie Priest Town Planning which reviews the merits of the proposal;
4. Minshull House Existing Photo Report; and

5. A copy of this Covering Letter.

It is noted that there are a number of conditions relating to application 115570/FP/2017 which need to be discharged prior to the occupation of the site by Cloudwater Brew Co. as a pub. An application to discharge these conditions will be submitted shortly under separate cover.

I trust that the submitted information is sufficient to register and approve all of these applications. However, please do not hesitate to contact me if you have any queries or wish to discuss. I look forward to receiving confirmation that this application has been registered.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'Katie Priest', with a stylized, flowing script.

Katie Priest
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