



Paul Butler Associates

Planning, Development & Heritage Consultants

18 August 2022

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

FAO Lucy Harrison

Our ref: 22.1762

Dear Julie,

Unit 2, Sky Gardens, 210 Chester Road, Manchester, M15 4UU
Full Planning Permission for Minor External Alterations to an Existing Building

On behalf of our client, Ciaooo Pizzeria, we are pleased to submit this application for planning permission relating to the above site. Ciaooo Pizzeria are soon to occupy one of the two ground floor commercial units within the recently constructed Sky Gardens development.

The proposed extraction system for the pizzeria will require the insertion of two small louvres at ground floor level on the west elevation of the building. This application therefore seeks permission for external alterations to the Sky Gardens building – the description of development is:

“Insertion of 2no. louvres on west elevation of the building at ground floor level.”

The louvres are a maximum of 375mm wide to ensure that they fit between the ridges of the vertical cladding. The louvres will also be coloured to match the existing standing seam cladding.

Planning Appraisal

The proposed louvres are small in scale and number, and will match the colour of the existing elevation cladding, therefore any visual impact associated with them will be minimal. Furthermore, the louvres will be proposed to the side elevation of the building, which is not a principal elevation and does not front onto a street. As such the visibility of the louvres will be limited. Taking these factors into account it is considered that the louvres would have a negligible impact in terms of design and visual amenity.

Any potential for the louvres to impact upon residential amenity in terms of noise or odours is dealt with under the discharge of conditions 6 and 8 attached to planning permission 133518/JO/2022. An application to discharge these conditions has been submitted simultaneously with this application.

In addition to this covering letter, the following information has been submitted in support of this application:

- Completed Application Forms and Ownership Certificates
- Location Plan A@1:1250
- Existing Elevation 'As Built West Elevation' A212_C_403
- Proposed Elevation 'Pizza Oven Extract Ventilation' C705/1 rev A

The application fee amounting to £234 has been paid by my client at the time of submission.

We are keen to secure planning permission as soon as possible so that the commercial unit can be occupied and can make a contribution to the local economy, as well as enhance the active frontage along Chester Road. I look forward to receiving confirmation of the application's validation. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely

Lynsay Ewart

Lynsay Ewart BSc (Hons) MSc MRTPI
Senior Planner

Appendix: List of Owners Served Notice of the Application

De Trafford	Phoenix House, Ellesmere Street, Manchester, M15 4JY
Owner / Occupier	4th Floor, 68 Great Eastern, London, EC2A 3JT
Owner / Occupier	Flat B 24/F Block 7, Braemar Hill Mansion, 27 Braemar Hill Road, Nirth Point, Hong Kong
Owner / Occupier	32 City Lofts, 94 The Quays, Salford, M50 3PS
Owner / Occupier	370WE, Alexandra Road, #06-10 The Anchorage, Singapore
Owner / Occupier	Room 2507 Yung Yuen House, Chuk Yuen (North), Kowloon, Hong Kong
Owner / Occupier	263 Jersey Road, Ilford
Owner / Occupier	Flat 1, 20 Hulme Street, Manchester, M1 5BW
Owner / Occupier	51a Haydons Road, SW19 1HG
Owner / Occupier	2010 No 207 Jiangong Middle Street, Qilithe District, Landzhoo City, Gansu Province, China
Owner / Occupier	Apartment 1401, Unit C, Block 2, Jiangnanjiayuan, Changzhou, Jiangsu, China
Owner / Occupier	Flat 402, Building No 75, 1399 Pingxingguan Road, Shanghai
Owner / Occupier	Beijing Hong Kong Hockey Club, No.68 Jingbao Street, Dong Cheng District, Beijing
Owner / Occupier	MTB Group, 23rd Floor, Al Fattan Currency House, DIFC Dubai, United Arab Emirates, 506735
Owner / Occupier	9 Hill Street ,Hawthorn VIC 3122, Australia

Owner / Occupier	Flat F, 58th Floor, Tower 3, Metro Town, Tiu Keng Leng, Sai Kung, New Territories
Owner / Occupier	Flat 4, 185 Sutherland Avenue, London, W9 1ET and 14 Parkhill Road, London, NW3 2YN
Owner / Occupier	Villa 2A, Ferentino Boulevard Blk 1, Riva No 1, Ying Ho Road, Yuen Long, Hong Kong
Owner / Occupier	3/29 Alexander Street, Coogee. NSW 203
Owner / Occupier	17 Ashe House, Clevedon, Twickenham, TW1 2TT
Owner / Occupier	Flat 9/b Green View Mansion, 55-57 Wong Nai Chung Road, Happy Valley, Hong Kong
Owner / Occupier	The Willows, Lemar View, Southowram, Halifax, HX3 9NW
Owner / Occupier	R1104 Block 12, Peninsula International ,Tai Yang Gong south street, Chaoyang District, Beijing
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Owner / Occupier	65 Rosecroft Gardens, Twickenham, Middlesex, TW2 7PU
Owner / Occupier	28 Rossett Green Lane, Harrogate, N. Yorks, HG2 9LH
Owner / Occupier	60 Cadmus Court, Seafarer way, London SE16 7DW
Owner / Occupier	9 Calton Road, Bath, BA2 4PP
Owner / Occupier	RM 2019, 20/F, Tai on building, 57-87 Shau Kei Wan Road, Sai Wan Ho, Hong Kong
Owner / Occupier	Apartment 409, 9 Burton Place Manchester, M154LR