



Paul Butler Associates

Planning, Development & Heritage Consultants

13 July 2022

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

22.1732

Dear Julie,

14 Brazennose Street, Manchester

Application for Planning Permission – Planning Portal Ref: PP -11391869

On behalf of our client Maray Restaurants, please find enclosed an application for Planning Permission and an application for Advertisement Consent relating to 14 Brazennose St, Manchester M2 6LW which forms part of the Union building. The application site also includes an area of public highway adjacent to the building.

The description of development for the Planning Application is:

‘Retrospective application for use of the pavement area adjacent to 14 Brazennose Street for outside tables and chairs and planters, and retractable canopies in association with and ancillary to Maray Restaurant’

The description of development for the Advertisement Consent Application is:

‘Retrospective consent for the installation of 2no. internally illuminated projecting signs and internally illuminated neon fascia sign.’

The applications comprise the creation of an external seating area including the installation of retractable canopies, and advertisement consent for a fascia sign and two projecting signs.

Submission

In addition to this letter, the following documents are enclosed and submitted in support of the application:

- Completed Application Forms and Ownership Certificates.
- Site Location Plan (Ref: JR 100 Rev D).
- Block Plan (Ref: JR 101 Rev D)
- Existing Site Layout Plan (Ref JR 101a Rev D)
- Proposed Layout Plan (Ref JR 102 Rev D)
- Licencing Layout Plan (Ref JR 103 Rev D)
- Existing External Elevation Plan (Ref JR 104 Rev D)

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- Proposed Elevational Plan (Ref JR 105 Rev D)
- Projecting Sign Detailed Drawing (Ref 2048 203)
- Planning and Heritage Statement undertaken by Paul Butler Associates, which includes:
 - Appendix A: External Seating Area Management Strategy
- Crime Impact Statement undertaken by Greater Manchester Police.
- JR Awnings Product Guide

In accordance with National Planning Practice Guidance (Reference ID: 14-030-20140306), the submission of a Design and Access Statement is not required as the proposed development is not a 'major development'; the Union building is not Listed; and although in a Conservation Area, the proposed scheme does not consist of a building or buildings with a floor space of 100 square metres or more.

The application fee of £594 has been paid via the Planning Portal.

Summary

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit these applications for planning permission and advertisement consent on behalf of Maray Restaurants and look forward to working with Manchester City Council in progressing the applications through to a positive determination.

Yours sincerely



Don Murphy MPLAN MRTPI
Director