

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

PP-14698433

6th March 2026

Dear Sir/Madam,

SUBMISSION OF FULL PLANNING APPLICATION FOR REFURBISHMENT OF EXISTING PUBLIC HOUSE AND PROVISION OF GLASS LINK AT THE SIR RALPH ABERCROMBY PUBLIC HOUSE, 35 BOOTLE STREET, MANCHESTER M2 5GU

Please find enclosed a full planning application for the refurbishment of the Sir Ralph Abercromby public house on Bootle Street in Manchester. The use of the public house is not changing. The application has been submitted on behalf of the Applicant, St Michael's UK Propco 2 Limited.

The description of development is:

"Refurbishment of existing public house with external alterations including provision of a glass link"

The application has been submitted online via the Planning Portal (ref. PP-14698433) and comprises the following:

- Completed full planning application forms and ownership certificates
- Planning application fee of £1,176.00
- Site Location Plan prepared by Hodder + Partners
- Existing and Proposed Site Plans, Floorplans, Elevations, Façade Fragment Plan and Area Schedule by Hodder + Partners
- Design and Access Statement prepared by Hodder + Partners
- Heritage Statement prepared by Levrants
- Operational Noise Technical Note prepared by Jameson Acoustics
- Bat Roost Inspection report prepared by Rachel Hacking Ecology
- Roof Timber Inspection Survey Report prepared by TRACE Remedial Building Services
- Brickwork and Roofing Repair Strategy prepared by Domis
- Construction Phase Plan prepared by Domis
- Material Samples Programme

The fee for the planning application has been calculated as £1,176 based on the creation of 106.9sq.m gross external floorspace.

I trust the enclosed is satisfactory to allow you to register the application, and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me. I look forward to hearing from you in due course.

Yours faithfully,



Nikki Sills
Partner

Encs. Drawing Register

Drawing Register

Plan	Reference	Revision
Site Location Plan	0662-HOD-ZZ-00-DR-A-20101-Location Plan	P5
Proposed Site Plan	0662-HOD-ZZ-00-DR-A-20100-Site Plan	P6
Existing Level 00	0662-HOD-ZZ-00-DR-A-20210-Existing Level 00	P6
Existing level 01	0662-HOD-ZZ-01-DR-A-20211-Existing Level 01	P6
Existing Level 02	0662-HOD-ZZ-02-DR-A-20212-Existing Level 02	P6
Existing Roof	0662-HOD-ZZ-03-DR-A-20214-Existing Roof	P5
Existing Level B1	0662-HOD-ZZ-B1-DR-A-20213-Existing Level B1	P6
Existing South Elevation	0662-HOD-ZZ-ZZ-DR-A-20310-Existing South Elevation - Bootle Street	P5
Existing East Elevation	0662-HOD-ZZ-ZZ-DR-A-20311-Existing East Elevation - Abercromby Sq	P5
Existing North Elevation	0662-HOD-ZZ-ZZ-DR-A-20312-Existing North Elevation	P5
Existing West Elevation	0662-HOD-ZZ-ZZ-DR-A-20313-Existing West Elevation	P5
Proposed Level 00 GA Plan	0662-HOD-ZZ-00-DR-A-20205-Planning Level 00 GA Plan	P5
Proposed Level 01 GA Plan	0662-HOD-ZZ-01-DR-A-20206-Planning Level 01 GA Plan	P7
Proposed Level 02 GA Plan	0662-HOD-ZZ-02-DR-A-20207-Planning Level 02 GA Plan	P7
Proposed Roof Level Plan	0662-HOD-ZZ-03-DR-A-20209-Planning Roof Level Plan	P5
Proposed Level B1 GA Plan	0662-HOD-ZZ-B1-DR-A-20208-Planning Level B1 GA Plan	P5
Proposed South Elevation	0662-HOD-ZZ-ZZ-DR-A-20305-Planning South Elevation - Bootle Street	P5
Proposed East Elevation	0662-HOD-ZZ-ZZ-DR-A-20306-Planning East Elevation - Abercromby Sq	P4
Proposed North Elevation	0662-HOD-ZZ-ZZ-DR-A-20307-Planning North Elevation	P4
Proposed West Elevation	0662-HOD-ZZ-ZZ-DR-A-20308-Planning West Elevation	P5
Façade Fragment Glass Link	0662-HOD-ZZ-ZZ-DR-A-20350-Facade Fragment - Glass Link	P2
Level 00 Alterations	0662-HOD-ZZ-00-DR-A-20220-Level 00 Alterations	P6
Level 01 Alterations	0662-HOD-ZZ-01-DR-A-20221-Level 01 Alterations	P7
Level 02 Alterations	0662-HOD-ZZ-02-DR-A-20222-Level 02 Alterations	P7
Roof Alterations	0662-HOD-ZZ-03-DR-A-20224-Roof Alterations	P5
Level B1 Alterations	0662-HOD-ZZ-B1-DR-A-20223-Level B1 Alterations	P6
Alterations South Elevation	0662-HOD-ZZ-ZZ-DR-A-20320-Alterations South Elevation - Bootle Street	P6
Alterations East Elevation	0662-HOD-ZZ-ZZ-DR-A-20321-Alterations East Elevation - Abercromby Sq	P5
Alterations North Elevation	0662-HOD-ZZ-ZZ-DR-A-20322-Alterations North Elevation	P5
Alterations West Elevation	0662-HOD-ZZ-ZZ-DR-A-20323-Alterations West Elevation	P5
Area Schedule	0662-HOD-ZZ-02-DR-A-80000-Area Schedules - Existing and Proposed	P2