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Manchester City Council
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Albert Square
Manchester
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Our Ref: EKPS/250602/GW/ESK

Submitted via the Planning Portal

8 May 2026

For the attention of Angela Leckie

Dear Sir or Madam,

Application for Full Planning Permission and Listed Building Consent: Marlsbro House, 52-54 Newton Street, Manchester
Planning Portal Reference: PP-14768253

On behalf of our client, ACLO Assets MH Limited ('the Applicant'), we are pleased to enclose an application for full planning application and Listed Building Consent for the change of use and associated works to Marlsbro House, 52-54 Newton Street located in Manchester's Northern Quarter. The application has been submitted via the Planning Portal (Ref: PP-14768253).

This letter accompanies an application for full planning permission and Listed Building Consent, submitted to Manchester City Council ('MCC') for the following development:

'Change of use to bar and listening lounge (Sui Generis), recording studios and sound engineering rooms, restaurant, offices (Use Class E), amenity lounge and private event space (Sui Generis); together with external alterations including removal of existing render to all elevations; reinstatement of entrance archway on Newton Street, formation of new entrance archway to rear courtyard; roof alterations including external terraces; installation of covered structure within the rear courtyard to provide seating area associated with restaurant; new external staircase; new bin store; plant; and, associated works.'

This Letter should be read alongside the plans and documents submitted as part of the planning application, which includes the following:

- Application Form and Certificate A.
- Site Location Plan;
- Scheme Plans prepared by Archer Humphryes:
    - Existing Site Plan
    - Existing and Proposed Scheme Plans, Elevations and Sections
    - Detailed Plans
    - Demolition Plans

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Registered Company Number: 08510332. VAT Number: 166 1177 09.

Regulated by RICS

- Design & Access Statement (including Refuse Management Strategy) prepared by Archer Humphryes;
    - Waste Management Proforma prepared by Archer Humphryes;
    - Planning Policy Compliance Statement prepared by Euan Kellie Property Solutions;
    - Noise Impact Assessment prepared by Atelier Crescendo;
    - Crime Impact Statement prepared by Greater Manchester Police;
    - Carbon & Energy and Environmental Standards Statement and Energy & Carbon Proforma prepared by Ridge;
    - Heritage Impact Assessment prepared by Donald Insall Associates;
    - Archaeology Desk Study prepared by Civic;
    - Phase 1 Preliminary Risk Assessment prepared by LK Group;
    - Local Labour Agreement prepared by MAKE;
    - Operational Management Plan prepared by the MAKE;
    - Preliminary Roost Assessment & Nocturnal Bat Survey Report prepared by Collington Winter;
    - Transport Statement including Servicing Plan and Framework Travel Plan prepared by SK Transport Planning;
    - Waste Management Proforma prepared by Archer Humphryes;
    - Ventilation Strategy Report prepared by Ridge;
    - Draft Construction Management Plan prepared by MAKE.

Payment of the required Planning Application Fee in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012), will be made on submission of the application.

We would be grateful if you could confirm receipt of this planning application and confirm that it has been successfully registered and validated.

Please do not hesitate to contact me by phone (0797 187 1286) or by email (euan@euankellie.co.uk) should any matters arising from the application require clarification.

Yours faithfully,



Euan Kellie FRICS FRTPI
Company Director
euan@euankellie.co.uk

Enc. Application Submission