

FATTAL HOTELS MANCHESTER ADAIR LIMITED

Company number 11659877

Registered office address: 245 Broad Street, Birmingham, England, B1 2HQ

To Whom It May Concern

26th April 2022

275 bed Leonardo Hotel, Adair Street, Manchester
Planning Application Reference 129248/JO/2021

Dear Sir/ Madam,

Below please find further responses relative to the following Planning Conditions:

CONDITION 22

22) Original condition 31 (122599)

Before any use of the ground floor Bar/ Restaurant use hereby approved commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

RESPONSE TO CONDITION 22

- Leonardo Manchester Hotel proposes to operate in full compliance with the terms of its License issued.
- The opening hours for the bar and restaurant to “non-residents” will be from 12.00 to 23.00. Last orders will be at 23.00.
- The opening hours for the bar and restaurant to “residents” will be from 12.00 to 02.00. Last orders will be at 01.30 to enable the bar to close at 02.00. Room service, including both food and beverage available 24 hours.

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CONDITION 28

28) Original condition 36 (122599)

Before any use hereby approved commences, details of the proposed hours of operation of the external seating area associated with the space and how this would be managed to prevent any crime and disorder issues and disamenity to any adjacent residents shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

RESPONSE TO CONDITION 28

- The external seating area will be supervised by trained hotel management team. There is also CCTV camera coverage of the space.
- Serving of food or drinks will only be provided from 12.00 to 23.00. This will enable the space to be cleared of any patrons by 23.30.
- There will be no amplified music at any time in the external patio space.

We trust the responses above provide the clarity required but please revert if you require anything further from us in relation to the two above conditions

Yours sincerely,



Ryan Foster
General Manager
Leonardo Hotel Manchester Piccadilly