

CHANCERY PLACE, BROWN STREET, MANCHESTER M2 2JT

**APPLICATION TO DISCHARGE CONDITION NO. 7 ATTACHED TO PLANNING
PERMISSION REF. 072149/FO/2004/C1**

**REVISED SCHEDULE OF USE AND PROPOSED ROOF TERRACE MANAGEMENT
STRATEGY**

Introduction and background

This revised statement is submitted following discussions with Planning and Environmental Protection Officers, on behalf of NFU Mutual Insurance Society Ltd in support of their application to discharge condition no. 7 attached to planning permission ref. 072149/FO/2004/C1, 'Erection of a 15-storey building (ground and 14) comprising a mix of uses, ground floor: retail (shop A1), and/or food and drink (A3) or financial and professional services (A2), or offices B1) 1st to 5th floors: offices (B1). 6th floor upwards business apartment/hotel accommodation (sui generis)'.

Condition no. 7 reads as follows;

"7). The consent hereby approved shall only allow use of external areas associated with the application site in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as Local Planning Authority, and shall not allow for use of amplified sound or any music in any of these areas."

The existing roof terrace has been constructed in accordance with the approved development and therefore the principle of the use of this terrace is established. Additionally, planning permission ref. 131490/FO/2021 was granted on 1 December 2021 for the erection of fixed bench seating and landscaped planters to the terrace.

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In order to discharge the requirements of the aforementioned condition, this statement provides the local planning authority the required schedule of days and hours of operation and sets out how the terrace area will operate, outlining hours of operation, together with additional information in respect of the use of the terrace, its capacity and how access and hours of use will be controlled.

- **Use**

The use of the roof terrace will be restricted to occupants of the office floorspace within the building for use of the terrace as breakout space. No access will be permitted to the general public.

- **Proposed days and hours of use**

It is proposed that the use of the terrace is limited to;

Mon-Fri: 0730-2200

Sat: 0800-2200

No use on Sundays and Bank holidays

- **Capacity**

The submitted maximum permitted capacity at any one time for users of the terrace and 14th floor combined, will be 60

- **Management**

Access to the roof terrace will be controlled and managed by the building's managers, CBRE, who will be responsible for monitoring its use and controlling occupancy at any one time

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- **Access**

It is proposed that the roof terrace is accessed independently from the 14th floor office. Separate access will be available to the private area of the roof for tenants of the adjoining office suite. The private area of roof terrace will be subject to this Roof Terrace Management Strategy apart from the management procedures set out above, relating to the common shared terrace.

- **Amplified music**

There shall be no playing of amplified sound or playing of music at any time on any part of the terrace.