



AXI/20-39/Salvis/DeansgateSquare/Planning/FE/Le001 Rev01

01st March 2022

By e-mail Only

Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Mrs Roscoe

Application: CDN/21/0194

Location: Land adjacent to Unit 2B, Owen Street, Deansgate Square, Manchester, M15 4RT

Proposal: Discharge of condition 45b (external seating area) attached to planning permission 111719/FO/2016/C1

We are working with our client and the operator behind the proposed **Salvis Restaurant and Bar** (to be located at 3B Deansgate Square), we attach herewith the requested information to discharge condition 45b. Unit 2B currently forms part of the Deansgate Square development, which consists of a pedestrianised square with a number of commercial units around the perimeter.

This current application proposes an outdoor seating area, which will be associated with and ancillary to **Salvis Restaurant and Bar**.

As per the developer's original application, we believe the outdoor seating area will:

- Provide activity and vibrancy to Deansgate Square, and the wider area;
- Contribute to both the afternoon/evening offer in this part of the City Centre;
- Not have a detrimental impact on the amenity of neighbouring commercial or residential units in terms of noise, disturbance or litter;
- Not disrupt or inconvenience the movements of people using or travelling through Deansgate Square,
- Address the significant requirement for seating due to Coronavirus restrictions which apply to food and drink premises, and the need to maintain social distancing to protect customers and staff going into the second half of 2021 and beyond. The seating area will allow for greater spacing/distancing to take place that indoor seating will alone. Helping businesses to survive the pandemic is an overarching objective of the Government and is particularly important in terms of creating new and additional employment within this particular area.

This letter comprises the following information:

- Management Strategy prepared Salvis.
- Drawing 'Site Location Plan' prepared by Renaker Build Limited.
- Proposed Drawings to demonstrate the arrangement of outside seating by AXI Studio.
- Details and specifications of barriers, tables and chairs.

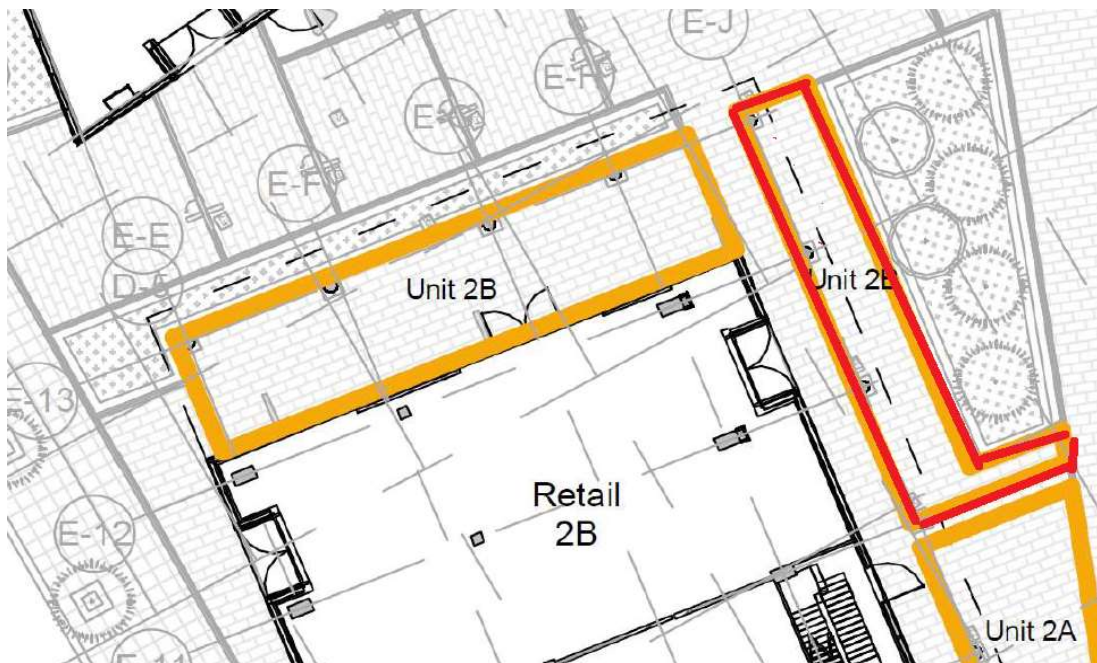
ARCHITECTURE X INTERIOR

41 South King Street, Manchester, M2 6DE
www.axi.studio
+44 (0)161 879 7357

Company No: 11847325

Site Location Plan, Unit 2B.

Outside seating area relates to area highlighted below in RED.



Management Strategy

The use of a strict operating schedule, supervision by staff and adherence to a bespoke cleaning and waste regime will ensure that the outdoor seating area will not have a detrimental impact on the amenity of neighbouring commercial properties in terms of noise, disturbance or litter. The seating area will be managed in accordance with the publicly available 'Outdoor Seating Guidance' prepared by Greater Manchester Police Design for Security. Tables, chairs and any other ancillary equipment used in association with the proposed external seating area would be stored within the unit at the end of the operating hours of the external seating until the start of the operating hours of the external seating area the next day. The removal and storage of all tables, chairs, and equipment at the close will prevent opportunistic crime.

Additional Movement

The area will be defined by fabric barriers supported by metal posts. The entrance and exit routes to the premises will be unobstructed and kept clear of tables and chairs at all times. No amplified sound or music will be played in the outdoor seating area. The extended seating area will ensure a minimum width of unobstructed footway of 2.0m around each side of the seating zone. Clear areas will also be provided within the seating area to allow customers and staff to move through the area safely. This space satisfies Highways' requirements and will ensure that the seating area will not disrupt or inconvenience the movements of people travelling across the square and therefore complies with Core Strategy Policy CC10.

ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE
www.axi.studio
+44 (0)161 879 7357

Company No: 11847325

Table Service

The seating area will only be used for the consumption of food and drink. The area will be serviced and fully supervised and managed by staff at all times. Only customers with a table will be served whilst staff will strictly enforce social distancing protocols.

Operation

The seating area will be used between 9:00 and 23:00 and will operate daily if weather conditions permit. The hours of use will be displayed both inside and outside the venue. At 23:00 all tables, chairs, posts and barriers will be removed from the seating area and stored. No food or drink will be permitted outside the venue after 23:00.

Litter

The venue's management will ensure sufficient staffing levels to regularly clear the seating area, ensuring tables are properly cleaned, any spillages are cleaned up and any waste or litter is cleared away. Glasses and bottles will be collected regularly. The area will be thoroughly cleaned after its close and any waste or litter will be placed in bins located inside the venue before the area is inspected and signed-off by the venue's management. If needed, the area will be regularly jet washed to remove chewing gum or stains. Any waste or litter that has gone astray will be regularly cleared from the wider area as appropriate.

Smoking Policy

Saliv's operate a no smoking policy at their restaurants including outside areas.

Noise Disturbance

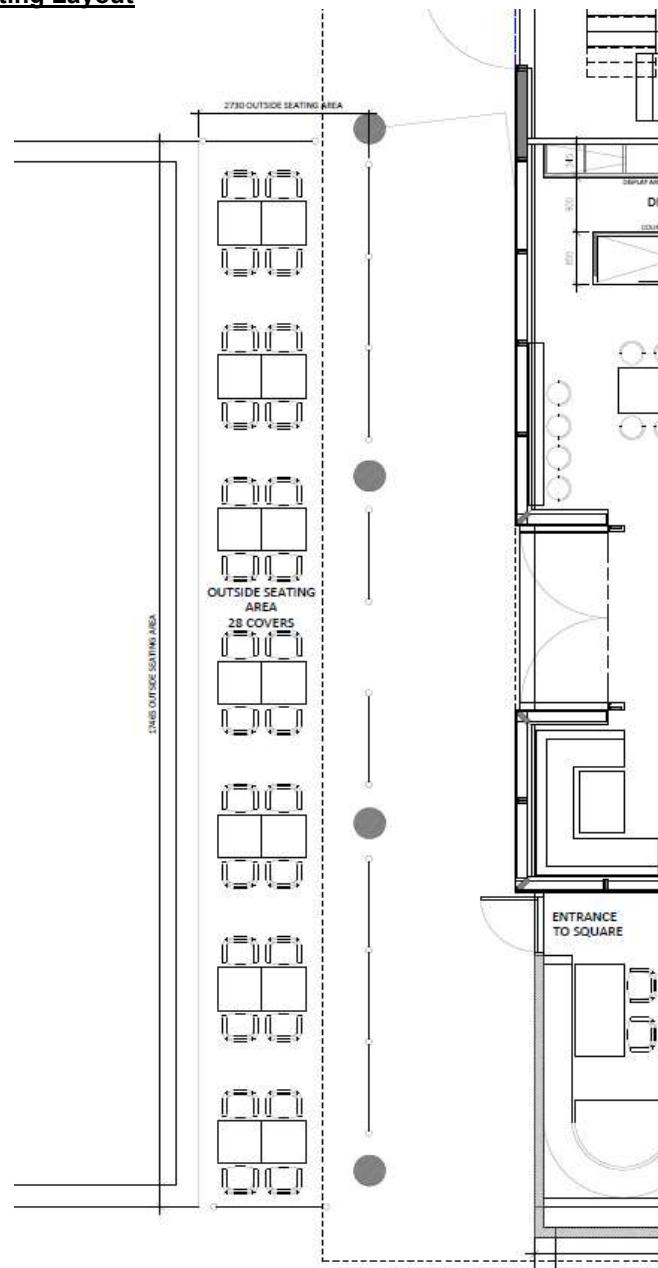
Signage inside and outside the venue will ask customers using the seating area to keep noise to a minimum. Customers using the area will be actively encouraged by staff to keep noise to an appropriate level and will be monitored to ensure that noise is kept to a reasonable level. Customers who disregard requests to keep the noise down will be asked to leave.

ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE
www.axi.studio
+44 (0)161 879 7357

Company No: 11847325

Outside Seating Layout



We look forward to hearing from you with regard to this condition discharge, and if you have any questions don't hesitate to contact us.

Yours sincerely

Freddie Evans
Managing Director
AXI

ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE
www.axi.studio
+44 (0)161 879 7357

Company No: 11847325