

24th March 2022

FAO: Mr Dave Brettell
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear David,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ST MICHAELS, MANCHESTER (CONSENT REFERENCE: 131612/JO/2021)
APPLICATION TO DISCHARGE CONDITIONS 30 (OPENING HOURS) AND 32 (AMPLIFIED NOISE)
AND 35 (ACOUSTIC INSULATION) IN RESPECT OF UNIT L10-1**

Please find enclosed a planning application to partially discharge conditions 30, 32 and 35 regarding opening hours, amplified noise and acoustic insulation respectively in relation to Unit L10-1 pursuant to planning consent ref: 125549/JO/2019 as amended by consent 131612/JO/2021 concerning development on land bounded By Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The application has been made on behalf of the applicant, Jacksons Row Developments Limited, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (as set out below); and
- A planning application fee of £116.00 (PP-11146873)

DISCHARGE OF CONDITIONS

The development is to be constructed in phases, as follows:-

Phase 1 – Demolition of the Sir Ralph Abercromby pub kitchen
Phase 2 – Construction of office building
Phase 3 – Construction of synagogue, hotel and residential tower

The approach to discharging conditions 30, 32 and 35 is on a unit by unit basis. The retail/ leisure units are identified in drawings referenced 0601-S73-500 Retail Unit Plan – Level 0UG – (P04) and 0601-S73-510 Retail Unit Plan – Level 10 (P01) which form part of a current non-material amendment application and are submitted with this application for information. This application for condition

discharge relates to unit L10-1 only. This unit is located at roof level of the Phase 2 office building. The sky bar is accessed from a street-level entrance on Jacksons Row.

The discharge of these conditions is supported by the following information/ documents.

No	Condition	Information Submitted
30	Prior to occupation of each Retail (Class A1), Restaurant and Cafes (Class A3), Drinking Establishments (Class A4) and / or Hot Food Takeaway (Class A5) hereby approved, the opening hours of each use shall be agreed in writing by the City Council as local planning authority. Those uses shall thereafter not open outside the approved hours. <i>Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC 26.1 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy</i>	- Monday -Saturday Start 0800 – Finish 0330 - Sunday Start 0800 – Finish 0130 - New Year: From the start time on New Year's Eve to the terminal hour for New Year's Day. - On the day British Summer Time commences: One additional hour following the terminal hour.
32	No amplified sound or any music shall be produced or played in any part of external areas in the development, other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority. <i>Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26.1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.</i>	Hoare Lea "St Michael's - Level 10 sky bar, Manchester. St Michael's UK Propco Limited. Acoustics Planning Condition 32 And 35 Assessment" Revision 01 – 18 March 2022 Project number: 10/13972 Document reference: REP-1013972-5A-AP-20220311-Planning conditions 32 and 35 assessment-Rev01
35	Before any A1, A3, A4 or A5 use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of that unit and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme for that unit shall be implemented in full before the use commences. Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. <i>Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy</i>	Hoare Lea "St Michael's - Level 10 sky bar, Manchester. St Michael's UK Propco Limited. Acoustics Planning Condition 32 And 35 Assessment" Revision 01 – 18 March 2022 Project number: 10/13972 Document reference: REP-1013972-5A-AP-20220311-Planning conditions 32 and 35 assessment-Rev01

For information, the license granted for the unit is also included.

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 information provided or have any queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "DSE" followed by a stylized flourish.

Diane Ellis
Associate Director