

Chief Planning Officer
Manchester City Council

Our Ref: BCS/IES/909B/21

Your Ref:

Planning Portal ref. PP-10086037

13 August 2021

Dear Sir

CHANCERY PLACE, BROWN STREET, M2 2HT

We attach our clients' application to discharge condition no.7 attached to planning permission ref. 072149/FO/2004/C1, in respect of the submission and approval of a schedule of days and hours of operation of the existing roof terrace.

A concurrent full application for the erection of fixed seating and planting to the terrace is in preparation and will be submitted shortly.

Officers will be aware the principle of the use of the roof terrace is approved under the aforementioned planning consent for the development.

The Management Strategy submitted in support of this application to discharge condition 7 includes restrictions of proposed days/hours of use, together with additional management measures which will ensure that no harm to the level of amenity occupiers of nearby buildings might reasonably expect in this city centre location.

In particular, limitations are suggested covering hours of use, capacity and no amplified or other music to be played. Notwithstanding the use as a roof terrace is approved, no over-looking arises due to the relationship of the terrace to adjoining buildings, differences in height and distance and orientation.

Core Strategy Policy CC9 states that the design of new buildings will need to be of the highest standard. The protection of amenity is an integral part of achieving good design and on this basis this key aim of CC9 is met.

On this basis, the proposals are in accordance with the relevant provisions of the development plan and planning consent should be granted without delay, as required by paragraph 11 of the Framework.

Accordingly, we trust the application is acceptable as submitted and I look forward to discussing the proposals with officers shortly. Should any additional information or clarification be required in the meantime, please let me know.

Yours sincerely

Bradley Stankler Planning

Bradley Stankler



Consultant Chartered Town Planner