

Condition Discharge Information

01090 – St James Tower, 7 Charlotte Street, Manchester.
Supermarket with small sushi bar.

Approval Reference – 115583/FO/2017
June 2021

Condition 3 : Opening Hours

The ground floor commercial units shall not be open outside the following hours:-

08:00 to 02:00 Monday to Saturday

09:00 to 20:00 Sunday

Supermarket : 9am - 6pm

Sushi Bar : Monday – Thursday 12pm -10pm

Friday – Saturday 12pm - 11pm

Sunday 12pm - 8pm

Condition 4 : Loading and Unloading Times

No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

Loading and unloading times :

Monday – Saturday 07:30 - 20:00

Sundays and Bank Holidays 10:00 - 18:00

Condition 5 : Extract and fumes, vapours and odours

Prior to occupation of each ground floor unit hereby approved a scheme for the extraction of any fumes, vapours and odours from that unit shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

The scheme shall ensure provision for internal or acceptable integrated screened ducting in risers that terminate at least 1 metre above eave level and/or any openable windows/ventilation intakes of nearby properties.

Please find extract proposal attached.

The extract fan for the sushi bar is located in the planting room on the 4th floor.

Carbon filter and silencer will be installed to remove fumes, vapour and odours.

Condition 8 : Acoustic treatment

Before any A3 or A4 use of each of the ground floor units hereby approved commences, each A3 or A4 unit shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.

The amplified music for both the supermarket and sushi bar to be at a level of less than 70db.

Condition 9 : Acoustic treatment to plant

Prior to first occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Silencer installed as well as big foot system for supporting all plants in the plant room on the 4th floor.

Condition 11 : Operation schedule

Before any A3 or A4 use of each of the ground floor units hereby approved commences an Operating Schedule for each A3 and A4 unit, to include prevention of crime and disorder, prevention of public nuisance, management of smokers and details of a dispersal procedure shall be submitted to and approved in writing by the City Council as local planning authority.

Same as opening hours, staff arrive and leave approximately 1 hour before and after.