

Cloudwater Brewery
Piccadilly Trading Estate, Unit 9
Giddings Road
Manchester
M1 2NP

Manchester City Council
Technical Support Team
PO Box 532 Town Hall
Manchester
M60 2LA

Date:

Dear Sir/Madam,

Application number: 128534/FO/2020

Proposal: Change of use from Use Class B2 (General Industrial) to sui generis use for the storage of beer in barrels and with use as a brewery tap room.

Location: Piccadilly Trading Estate, Unit 9 , Giddings Road, Manchester, M1 2NP

Following your response to our planning permission application please find below our covering letter responding to each point required as follow up to our application.

1/ Noise from smokers is managed by limiting the number of people allowed outside to 2 maximum at any time. A door supervisor is in place during peak times to monitor the area and manage customers to ensure noise and time spent outdoors is kept to a minimum. Customers are encouraged to return indoors by the door supervisor as soon as possible.

2/ Once entering through the entrance door, both levels are level throughout without any further steps or raised seating. The ground floor is all one level, and first floor after exiting lift or stairs is also one level. There is a stage to one side, which is not considered a raised seating area.

3/ Please find attached cross section drawing showing the external air conditioning condenser in relation to the external rear elevation/in relation to the external wall of the building. (drawing 3 - External Air Conditioner Condenser Drawing).

4/ With regards to cleaning the ventilation equipment in place, AC Ventilation LTD are called out twice yearly to perform a full service (cleaning and any maintenance required) to both the ventilation and air conditioning units. The last maintenance visit took place on 21st October 2020 and next visit will take place on or around the 21st April 2021. Full service outline is provided in document 4 - Air Conditioning & Ventilation - Maintenance Proposal attached.

5/ As outlined in our previous correspondence (see Covering Letter sent 10/12/20 points 7 & 8) in line with the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems – DEFRA 2005 there will be no commercial kitchen or food production taking place on site to facilitate the need for a commercial kitchen exhaust system. All ventilation on site is for the circulation of fresh air into the bar and storage unit only, and manufacturers data specifications and scale drawings showing the placement of this ventilation has already been provided in the initial application.

6/ Please find attached completed waste proforma as per request. Please see document 6 - Waste Proforma. All information regarding our waste contract has been provided previously to outline full details of waste collection.

Please see previous Covering Letter sent 10/12/20 point 9 and attachments 9a, 9b and 9c for relevant information including location of waste bins internally and collection points externally.

Should anything else be required for this application or a site visit be required, please do not hesitate to get in touch with us.

Yours faithfully,
Dianne Tanner
Taproom Manager, Cloudwater Brew Co.