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11th June 2020

FAO Mr David Brettell
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
PO Box 532
M60 2LA

Dear David,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).
PLANNING APPLICATION FOR THE CREATION OF AN EXTERNAL SEATING AREA.
100 BARBIROLI SQUARE, MANCHESTER, M2 3EY
PLANNING PORTAL REFERENCE: PP-08518188**

Please find enclosed a full planning application for the use of space fronting 100 Barbirolli Square for external seating. The application has been submitted on behalf of the applicant, EVI UK Investment 5 SARL, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red and site ownership edged in blue (Dwg No 05855_MP_00_1001); and
- A planning application fee of £462 (PP-08518188);

The application is also supported by a full set of plans produced by scheme architect, 5Plus and the following reports:

- Management Strategy;
- Crime Impact Statement, prepared by Greater Manchester Police; and
- Noise Report, prepared by MZA.

The plans submitted include:

Drawing Title	Drawing Number
Proposed External Seating Plan	05855_B1_02_2700 Rev 3
Existing + Proposed Elevations	05855_B1_04_2700 Rev 0
Red Line Boundary	05855_MP_00_0000 Rev 4
Proposed Site Plan Red Line Boundary	05855_MP_00_0200 Rev 4

PROPOSED DEVELOPMENT

This application is submitted following consent 125539/FO/2019. This application was for, 'Rear extension of existing leisure unit to increase service space, new entrance door to front elevation, and redecoration of existing windows and doors to front elevation.'

This application, along with the above consent, have been brought forward to allow a new operator in 100 Barbiroli Square. The tenant specialises in re-invigorating existing spaces into food and drink led community hubs. The aim is to provide a platform for small, independent businesses that can provide a high quality and diverse range of food and drink offers. They offer a dynamic and eclectic mix of offers at a price that cannot be matched by more traditional and corporate 'high street' food offers. An important aspect of what they do is to reflect the local community and to provide an interesting cultural mix of film, art, events and music.

This application will allow an external seating area fronting the unit to be used by customers.

DETAILS OF EXTERNAL SEATING AREA

Details of how the external seating area will be managed are included within the Management Strategy provided by the operator of the unit. For completeness a Crime Impact statement is also submitted.

To confirm:

- Furniture will be put out by 11.00 and stored internally each night by 22.00 at the end of the building where there is a storage area - planters may be stored externally in place.
- All orders will be made internally; There may be some food delivered externally on a number tabled system but predominantly orders for food and drink will be picked up internally; At busy times there will be the appropriate number of staff to ensure that all food and drink items are cleared away promptly and efficiently.
- No amplified sound or any music would be played in the proposed external seating area. Noise information also submitted.
- Proposed Hours for the outdoor seating area:

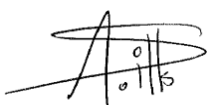
Day	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Start	11.00	11.00	11.00	11.00	11.00	11.00	11.00
Finish	22.00	22.00	22.00	22.00	22.00	22.00	22.00

- The area is fully accessible to disabled persons via ramps and a lift.
- External Seating Area is not adopted highway but is owned by MCC and so the relevant Notice has been served.
- The alcohol license has been granted.
- A separate signage application will be submitted for any logos/barriers/canopies etc.

We look forward to receiving confirmation that the application is validated. Should you have any queries regarding any of the information submitted please do not hesitate to get in touch.

Kind regards

Yours sincerely,



Nikki Sills
Divisional Director