

Eve Woolstencroft
Development Management
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Via Planning Portal (PP-08424705)
let.001.DH.AO.25400002

6 February 2020

Dear Eve

**SECOND CITY BAR, ANCOATS – APPLICATION TO DISCHARGE
CONDITIONS 4, 7 AND 8 PURSUANT TO PLANNING PERMISSION REF:
071014/FO/2004/N1**

On behalf of our client, SecondCity MCR Ltd, please find enclosed an application to discharge conditions 4, 7 and 8 pursuant to planning permission ref: 071014/FO/2004/N1 granted on 13 May 2004 in respect to the above address for the following:

“Mixed use development comprising 82 residential units. Conversion of ice plant to Class A1 retail / A3 (food and drink) /(offices) Class B1/ C3 (residential) / D1 (non - residential institution) at ground floor level with residential above; new build to Sherratt Street and Loom Street.”

The requisite application forms are enclosed with this submission and the application fee of £116 has been paid electronically to the Planning Portal quoting ref: PP-08424705.

In addition to this covering letter, this submission comprises the following documents:

- Application form, signed and dated;
- Site and Floor Plan;
- Plans to show ventilation and extraction details (ref: JRN 3067 Second City Sports Bar Rev - (1); LGH-RVX-E__2017_(1) and kitchen vent schematic 20.9.18);
- Extraction Unit Quote with details (ref: Second City - Extraction Unit Quote (1));
- Photographs to show ventilation and extraction details (ref: Extraction Elevation (2); IMG_7327 and IMG_7328);
- Photograph to show waste storage (ref: IMG_7332);
- Waste Services Letter (ref: CDOC25174);
- Smoking and Al Fresco Dining Policy (ref: 180096 policy 19.01.18);
- Licensing Agreement stating opening hours agreed with Manchester City Council (ref: 180096 SUM and 180096 LIC); and

- Noise Assessment (prepared by JPM Acoustics).

A full schedule of the relevant planning conditions subject to this application is appended to this letter.

Conditions

This application seeks to discharge Conditions 4, 7 and 8 of planning permission ref: 071014/FO/2004/N1 which read as follows:

Condition 4 – Ventilation

A scheme for the extraction of fumes, vapours and odours from any kitchen areas within the development within the development hereby approved shall be submitted to, and approved in writing by, the City Council as Local Planning Authority.

We submit the following to discharge this condition:

- Plans to show ventilation and extraction details (ref: JRN 3067 Second City Sports Bar Rev - (1); LGH-RVX-E__2017_(1) and kitchen vent schematic 20.9.18);
- Extraction Unit Quote with details (ref: Second City - Extraction Unit Quote (1)); and
- Photographs to show ventilation and extraction details (ref: Extraction Elevation (2); IMG_7327 and IMG_7328).

The details provided demonstrate that development will have no adverse impact upon the amenities of neighbouring properties in accordance with Policy H2.2 of Manchester's UDP.

Condition 7 – Opening hours

The permitted hours of opening and servicing for the commercial uses within the development are to be agreed with the City Council as Local Planning Authority prior to occupation. The agreed hours only shall be implemented.

We submit the following to discharge this condition:

- Licensing Agreement from Manchester City Council (ref: 180096 SUM and 180096 LIC).

The proposed opening hours align with the license agreement and are appropriate in conjunction with the opening hours of other similar adjacent and nearby uses. The proposed opening hours will contribute towards the vibrancy of the area whilst ensuring residential amenity is adequately protected. The agreed opening hours will thereby protect the amenity and ensure a variety of uses at street level which is in line with Policy H2.2 and 1.7 of Manchester's UDP.

Condition 8 – Noise

Before development hereby granted planning permission is commenced on site, a scheme for the acoustic insulation of the proposed buildings together with any externally mounted equipment shall be submitted to and approved in writing by the City council as Local Planning Authority. This scheme shall:

- a) Secure a reduction in the level of noise emanating from the application site:*
- b) Secure a reduction in the level of noise within the proposed residential apartments arising from other uses within the proposed development and from the use of adjacent external areas, nearby highways and premises:*
- c) Include the provision of acoustic glazing to external windows and doors and the provision of acoustic ventilation:*

The approved scheme shall be implemented in full before any part of the proposed development is first brought into use or as otherwise be agreed in writing by the City Council as Local Planning Authority prior to the development commencing on site.

We submit the following to discharge this condition:

- Noise Assessment (ref: 1112019 Second City - Noise Impact Assessment)

Details have been provided to set out the noise impact of the approved scheme. The noise assessment establishes that the amenity is safeguarded for the neighbouring properties, adhering to UDP Policy H2.2.

Summary

We trust that you have all the information you require to discharge these conditions and look forward to confirmation that this application has been validated. In the meantime, should you have any queries or require any further information please do not hesitate to contact me, or Doug.

Yours sincerely

Aislinn O'Toole

Enc: As listed above

