

27 March 2020
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SUBMITTED VIA EMAIL: planning@manchester.gov.uk

**APPLICATION NUMBERS: 126309/FO/2020 AND 126325/FU/2020
SUNLIGHT HOUSE, QUAY STREET, MANCHESTER. M3 3LU**

Dear Sir or Madam

We write further to the letters received on the above applications with regards to outstanding information required to validate the applications. We respond to your requests as listed in your letters, below:

Application Number: 126309/FO/2020

1. There are no physical changes proposed to the proposed development that have not already been granted consent as part of previously approved applications for listed building consent reference 115806/LO/2017 and 119651/LO/2018.
2. The cross-section of the louvre will be provided next week.
3. The Council's Planning Validation Checklist (2018) requires a Crime Impact Statement for all major applications. The application is minor by definition, and accordingly consideration of how crime will be managed has been provided within the associated Planning, Heritage and Design Statement (Chapter 4). We also note that the previous planning application (Ref: 119650/FO/2018) ('**the 2019 Permission**') for a similar proposal did not require the submission of a Crime Impact Statement.
4. The Council's Planning Validation Checklist (2018) confirms that '...evidence of Statement of Community Involvement Community Consultation should be supplied if this has been undertaken'. Given the minor nature of the proposal, no community consultation been undertaken and therefore no Statement of Community Involvement is required.

An Operating Schedule is provided at Chapter 4 of the associated Planning, Heritage and Design Statement and a Detailed Management Strategy is enclosed.

5. A Premises Licence has been applied for, the Reference Number of which is 245754CT4.
6. The internal layout is similar to that approved by the 2019 Permission with the main entrance for the unit along Little Quay Street leading into a cafe bar area with seating and standing areas. Washroom facilities including a disabled toilet are also located in the same area as the 2019 Permission, to the rear of the unit. The Planning, Heritage and Design Statement confirms this at paragraphs 2.12 and 4.23. The access arrangement complies fully with Design for Access 2.
7. The Tenant will not be serving hot food, but instead will be serving assembly plates which will not require warming. As such there is no need for kitchen extraction and no odours will be released.

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8. The servicing arrangements were submitted with the application, and are enclosed for reference (Drawing Ref: AL(0)200.P1). Note, the servicing arrangements (deliveries, collection, maintenance) is the same as the 2019 Permission.
9. There are no new air conditioning units proposed as part of the fit out. If the tenant does require air conditioning at some point in time, a condition can be included on the grant of permission requiring this detail in the event that an air condition unit was required. The tenant is aware that Listed Building Consent would also be required at that juncture.

Application Number: 126325/FU/2020

1. Tables, chairs and ancillary equipment used in association with the proposed external seating area will be stored within the unit at the end of the operating hours of the external seating area until the start of the operating hours of the external seating area the next day.
2. A detailed management strategy has been enclosed with this application which details how the seating area will be managed in terms of potential noise disturbance, additional movement and activity and litter.
3. The proposed external seating area will not be table serviced.
4. No amplified sound or music will be played in the external seating area.
5. The seating area has been designed in accordance with Design for Security – Outdoor Seating Guidance and is fully accessible by disabled people. For example, in accordance with this Guidance, a clear pavement width of more than 1m is provided, with defined boundaries and a direct route into the premises. These will be maintained at all times. Therefore, the free-flow of pedestrian traffic will not be materially affected, nor the use of wheelchairs or prams.
6. The outstanding fee of £228 has been paid by card.

We trust the information above and enclosed provides the LPA with sufficient evidence to validate the planning applications.

We will endeavour to contact you within the next few days to establish your timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Matthew Sobic at these offices.

Yours faithfully

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, stylized script.

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Enc. As above