

Mohammed Sultan

From: Carolyn Parry <c.parry@manchester.gov.uk>
Sent: 06 November 2019 13:30
To: Mohammed Sultan
Cc: Mirza Baig; Gulraiz Siddique
Subject: Re: App. CDN/19/0637 - Unit G1, Portland St

Dear all,

I have looked at app. 115122 and yes I can see that a waste management strategy is mentioned in condition 2. However, I do not know why a waste management strategy was submitted with that application as the application was simply for elevational alterations, not for a use. Submitting a waste management strategy for that application would not have been relevant so it made no sense for it to be submitted with that application (and then put in the approved drawings). The waste management condition (as well as all other conditions) needed to be discharged formally using the discharge of condition procedure, within the 3 year implementation period.

The fact remains that although the site was used as a cafe from May 2017, this was not a lawful use as the pre-development conditions were not discharged. You will therefore need to reapply for the use and put all the information in with that application to deal with the conditions that were on app. 110383. As I have said, the information that has been submitted for conditions 4 and 7 is acceptable so you will need to put that in again with the new change of use. You will also need to put in information for waste management and any other conditions that required information to be submitted so that we do not need to conditions these aspects again.

Regards

Carolyn

Carolyn Parry
Planner
Development Management - City Centre
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On Mon, 4 Nov 2019 at 14:24, Mohammed Sultan <ms@architectureinteriors.co.uk> wrote:

Dear Carolyn

Following your phone conversation with the client, he has already briefed you with the situation on site with the installation of the canopy, could you please look into this and kindly approve conditions 4 and 7 so the client can satisfy the landlord as these are the two outstanding items holding the client back to start the work.

Regarding the other conditions listed below, information for condition 8 , waste management strategy was submitted with application no. 115122/FO/2017 and approved, all other conditions we will submit as another discharge application as advised.

If you could please give priority to the current application as the client will have explained his been paying rent on an empty building for some time now.

From: Carolyn Parry [mailto:c.parry@manchester.gov.uk]
Sent: 31 October 2019 13:00
To: Mohammed Sultan <ms@architectureinteriors.co.uk>
Cc: Mirza Baig <m.baig@hotmail.co.uk>
Subject: Re: App. CDN/19/0637 - Unit G1, Portland St

Mohammed,

I can confirm that Environmental Health have stated that they are happy with the new information submitted so we are OK to discharge conditions 4 and 7. However, I have just realised that the original application was submitted in 2015. With this knowledge, I checked the determination date and can see that app. 110383 was determined on 7th July 2016. That permission had 3 years from that date to be implemented (with the relevant conditions discharged) which has not happened. Therefore the permission has expired and should the unit wish to be used for Use Class A3, the new use will have to be applied for again.

In addition, conditions 6, 8, 9 and 10 also need to be discharged before the use can commence.

Regards

Carolyn

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On Tue, 29 Oct 2019 at 08:47, Carolyn Parry <c.parry@manchester.gov.uk> wrote:

Mohammed,

I spoke to your client yesterday and as explained, I am waiting to hear from Environmental Health. I found out yesterday that the EHO is on leave until Thursday so hopefully she will get back to me later in the week. I will be in touch when I have some further news.

Regards

Carolyn

Carolyn Parry

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On Mon, 28 Oct 2019 at 11:10, Mohammed Sultan <ms@architectureinteriors.co.uk> wrote:

Dear Carolyn

Could we please get an update on the above application

Should you require additional information please do not hesitate to contact us

Regards,

Mohammed Sultan Malik (MArch)

Architecture & Interior Design

Tel: 0121 783 6211

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From: Carolyn Parry [mailto:c.parry@manchester.gov.uk]
Sent: 02 October 2019 15:07
To: Mohammed Sultan <ms@architectureinteriors.co.uk>
Subject: App. CDN/19/0637 - Unit G1, Portland St

Mr. Siddique,

Please find below the comments that have been received from Environmental Health with regard to the above application for the discharge of conditions 4 and 7:

The information submitted is insufficient to recommend the discharge of this condition.

We have looked at the submitted acoustic report and kitchen extraction risk assessment and in both they have stated the nearest sensitive receptor to be 25m away (a proposed apart-hotel on Hope Street which we can't see any record on the portal). The Portland Hotel is located immediately adjacent to site and would therefore be the nearest sensitive receptor. Both assessments therefore need to be updated for the Portland Hotel as the nearest sensitive receptor to the kitchen extraction system. Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Regards

Carolyn

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