Mackie Mayor: Discharge of Conditions Statement
Listed Building Consent: 113612/LO/2016
Note: conditions shown in green text are included for information only.

Condition 1 (timescale)
Development has begun within the stated timescale.

Condition 2 (approved drawings)
We would like to revise the approved drawings to the revisions listed below in order to incorporate the following minor design changes that have evolved since approval:

1. Cycle parking: this has been added to the proposed ground floor plan to comply with Condition 6 of the planning approval.

2. Toilet accommodation: the proposed new first-floor toilet accommodation has been adapted to provide dedicated staff toilets and a staff shower.

3. Wine shop storage: a first-floor secure storage area and a second-floor open gallery storage space has been added above the new ground floor wine shop. Construction is a lightweight timber structure as per the original intention for the ground floor wine shop sales area. Access to the new storage areas will be via the existing first floor gallery via a newly formed doorway; the new doorway is through a later brick wall.

4. Bin store steps: the arrangement of the new steps in the bin store has been altered to improve circulation and maximise the standing space for bins

5. Goadsby Street entrance: a roller shutter has been added to enclose the recessed covered entrance off the external seating area to provide greater security out-of-hours. The previously proposed new sliding steel security door will now be omitted.

6. Eagle street entrance: a set of lobby doors has been added to create a lobby and provide draught protection and greater comfort to the dinners sat adjacent to the entrance.

7. Pizza oven flues: the pizza ovens are to be gas fire, rather than the originally proposed wood burning units, this will eliminate the need to filter smoke and soot as the gas burns cleaner, however the gas flues must discharge vertically through the roof. Although they are shown on the elevations it is highly unlikely that they will be visible when viewed from ground floor level at any point around the building. The roof through which they pass is a new slate roof that was installed during the previous shell refurbishment and this will simply be trimmed and provided with a suitable weathering/flashing. Further details of the flue installation are provided in the information submitted under Condition 4 of the planning consent.

The revised drawings are:
- **8149(01)002A** existing plans showing demolitions
- **8149(04)001A** proposed plans
- **8149(05)001A** proposed elevations

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Condition 1 (timescale)
Development has begun within the stated timescale.

Condition 2 (refuse)
We have a purpose-built bin storage space to the South West of the building accessible by Coop Street and Goadsby Street. Our appointed waste collectors are local firm Fresh Start Waste Services Ltd hold a waste carriers licence and others which can be viewed at http://www.fswaste.co.uk/about/certifications-accreditations/ . They will provide a variety of colour coded and labelled eurobins promoting the segregation of Dry Mixed Recycling (Card, Paper, Plastic, Tin) and Food Recycling, with the balance and residual being classified as General Waste. This is in line with our policy of diverting as much waste away from landfill as possible. These collections are available to us daily and, where necessary, twice daily as a contingency in order to ensure the bin storage space is clean, tidy and able to cope with peak periods. These collections will take place at various times though-out the day in accordance with Condition 5.

We recognise the requirement to keep access unobstructed along Coop Street providing access to the under-croft parking and bin collections for the adjacent residential development from Goadsby Street. The turning heads on Coop Street permit the safe turning of collection vehicles.

It is intended that all bin collections will be supervised by members of the Mackie Mayor team who will ensure pedestrian safety and bins are returned to the dedicated refuse store inside the building.

Condition 3 (noise)
Details previously submitted for approval.

Condition 4 (extract/fumes)
The ventilation/extract system is as per the information submitted with the original application with the exception that the pizza ovens are to now be gas fired rather than wood burning. The material effect of this change is that the flues will now discharge vertically through the roof rather than run horizontally and discharge via louvres in the external envelope. The change to gas fire ovens means that the flues will not discharge any smoke and cooking of pizza within gas ovens produces very little odour and is not comparable to the likes of cooking of meats and frying of various foods.

The revised drawings are:
ChimFlue drawing: CHIM-1611143-101 Issue 4
Dawnvale drawing: 1450-011 Rev A

Condition 5 (delivery times)
The operator will comply with the times stated in the condition.

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Condition 6 (cycle parking)
The intention is to provide four steel cycle 'hoops' at the Coop Street end of the canopy along the Goadsby Street elevation, as shown on drawing 8149(04)001A. The four bespoke lacquered steel 'hoops' will be letter shaped to spell out the word B I K E and provide secure parking for at least eight bikes.

Condition 7 (secure by design)
The licence alcohol licence, and we proposed to install, a full HD CCTV system capable of monitoring and recording activities on the premises to deter any potential criminal activities.

At busy times and others at the discretion of the management team we will have Door Safe accredited security personnel on the premises to ensure that entry into the building is controlled and to assist should any issues relating to anti-social behaviour arise.

The licensed and intended opening times between 8am-10pm are intended to mitigate any antisocial issues that arise from late night alcohol consumption.

The premises are being designed to attract a wide range of customers with a particular family-friendly emphasis which we believe will further mitigate any issues related to anti-social behaviour.

There is very little in the way of value kept on the premises overnight save for the wine and spirits in the Reserve unit. In addition, there will be modest amounts of cash held in safes in the individual units however most the trade is now cashless which reduces the threat of theft. The premises will be fully intruder alarmed.

Condition 8 (site management)
We propose to service the building from Goadsby Street accessed via Coop Street. We recognise the requirement to keep access unobstructed along Coop Street providing access to the under-croft parking and bin collections for the adjacent residential development from Goadsby Street. The turning heads on Coop Street permit the safe turning of collection vehicles.

We propose to set out service delivery rules and regulations with all our suppliers as we have currently at Market House in Altrincham.

All deliveries will take place between 7am and 5pm, during this time there will always be a number of people in a senior position inside the building. The building will be staffed during opening hours by at least 20 personnel capable of responding to or resolving any service issues.

It is intended that all service deliveries will be supervised by members of the Mackie Mayor team who will ensure pedestrian safety and bins are returned to the dedicated refuse store inside the building.

Condition 9 (construction management plan)
Details previously submitted for approval.

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Condition 10 (signage and external fittings)
There is no intention to fix signs to the outside of the building.

The proposed layout of external seating is shown on the attached general arrangement drawing 8149(04) 001A. The furniture is to be timber trestle tables and benches as the photographs below:



Condition 11 (DDA access)
Accessibility is in accordance with the requirements of the Building Regulations; the main access into the building is via the existing ramped approach to the entrance on Eagle Street; an internal ramp has been provided at ground floor to overcome the existing change in levels; a new lift has been installed to gain access to the upper floor; accessible toilets have been provided at both levels.

Condition 12 (external music)
We would confirm that no music is to be played outside of the building.

Mackie Mayor: Discharge of Conditions Statement

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Condition 13 (external materials)

The external materials are as noted below, painted surfaces will generally to be RAL8019 Grey Brown, apart from the later steel structure and canopy framework to the Goadsby Street elevation which will be RAL 3003 Ruby Red.

- New glazed shopfronts and stall risers generally: painted timber
- New glazed shopfront and stall riser, Goadsby Street: powder coated steel
- Dummy roller shutters in painted softwood shiplap to mimic the original roller shutter laths
- Metal roller shutters: galvanised steel painted
- New entrance doors: painted timber
- Existing cast iron grilles and window surrounds: painted
- Existing cast iron columns and canopy structure: painted
- New canopy roof glazing: the new canopy glazing will be a modern frameless structure supported on stainless steel bracket fixing fixed back to new and existing steel rafter and purlin members. A new aluminium box gutter will replace the existing damaged gutter that will be removed; the intention is to re-use the existing drainage, that currently discharges down the existing columns, however if this is not possible then the roof discharge will be via new circular section aluminium rain water pipe and spigot shoe.

  The canopy glazing proposals are shown on the following drawings:

  Clear Glass Structures 1705-187-01 rev A

  Clear Glass Structures 1705-187-02

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Condition 14 (approved drawings)

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