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By email and post
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01 November 2016 let.006.MH.JR.25370001

Dear Julie

HABIB HOUSE, 9 STEVENSON SQUARE, MANCHESTER

We write in response to your letter of 7 October in respect of planning application 113981/FO/2016. Your questions are italicised and our response set out beneath.

Please note question 2, 3, 4, 5, 8, 9, 10 and 21 require amendments to plans. Amendments to the plans are already underway; we will submit these as soon as possible.

1. Please complete question 21 of the application form to specify the hours applied for. Please note that the hours specified in the Planning Statement are considered to be unacceptable.

We have updated the application form and confirm more specific hours of operation below:

- Monday – Thursday: 11:00 – 03:30
- Friday and Saturday: 11:00 – 04:30
- Sunday: 11:00 – 02:30
- Bank Holidays: 11:00 – 04:30

We question how you could perceive the opening hours to be unacceptable without considering the application and therefore we are keeping the proposal as stated.

2. Clarify whether the application relates to the change of use of the basement and ground floor or just the basement. Please clearly delineate on the existing and proposed plans, the extent of the floorspace that the change of use application applies to.

The application relates to the entire basement and part of the ground floor. This is shown on the annotated version of the ground floor plan, which will follow shortly.

3. How would access be gained by patrons from the pavement into the basement? The proposed ground floor plan should be amended to show how access is gained from the pavement to the proposed new staircase leading to the basement (no doors are shown on the plan that would allow access to the new stairs at ground floor).

Access from the pavement to the basement will be gained via a separate door to the west of the existing door off Stevenson Square. The door will be located behind the existing shutters. The existing plans will be updated to reflect the location of the existing shutters, and the proposed plans will be updated to reflect the location of the proposed door behind the existing shutters. Plans will follow shortly.

4. How would access be gained by patrons to the external seating area and to the ground floor toilets? Please clearly show this on a plan.

These are already shown on plan but the amended version will annotate this. Plan will follow shortly.

5. The existing and proposed elevation drawings should be fully annotated so that all the features of the building are clear and any materials to proposed new features are indicated. For example, the horizontal lines on the Stevenson Square elevation should be annotated to clearly indicate the features that they refer to.

The existing and proposed elevation drawings have been amended to remove the horizontal lines. The amended plans will follow shortly.

6. The Planning Statement refers to an altered pedestrian access and an altered fire exit on Stevenson Square, but the proposed elevation drawing only shows a fire exit. Please amend the drawings to clarify this.

We will clarify this position once we have received the amended plans, which will follow shortly.

7. The roller shutters on the unit should be removed as part of this application and this should be indicated on the proposed drawings. New roller shutters maybe considered if necessary, but these would need to be of open lathe construction and full details of them would be needed, including their appearance, materials and finishes, and them being shown on the drawings.

We disagree with this. The rollers shutters are *in situ* and we fail to understand how you can request their removal.

8. Scaled existing and proposed elevation drawings of the rear elevation of the building showing the railings to be removed and the proposed new wall (fully annotated to indicate materials and finishes).

Rear elevation plans showing the railings to be removed and proposed new wall will follow shortly.

9. Scaled existing and proposed elevation drawings of the rear elevation of the building showing the location of the proposed retractable canopy and any housing.

Rear elevation plans showing the location of the proposed retractable canopy will follow shortly.

10. Scaled existing and proposed cross section drawings through areas of the building where works are proposed, specifically through: the rear courtyard to show the canopy in relation to the building (open and retracted) and the rear courtyard boundary treatment; the new emergency exit on Lever Street; and any new entrances on Stevenson Square.

Existing and proposed cross section drawings through areas of the building where works are proposed will follow shortly.

11. Statement of Community Involvement.

There is no requirement for an SCI with this application.

12. Confirmation that you have discussed the proposals with the Licensing section of the Great Manchester Police Partnership Team (tel: 0161 856 0037) and provide any comment that they have made. If this has not taken place you should contact them and advise us of the outcome of your discussions.

The site already has a license as confirmed and provided within the Planning Statement. Greater Manchester Police have been consulted in regard to the Crime Impact Statement.

There is no requirement to consult with stakeholders prior to an application being submitted.

13. Confirmation that direct and level access is proposed to the site, into the building and throughout the building for disabled persons. How and where would this be achieved? Please provide a cross-section through the entrance showing access arrangements and provide details of how disabled and able-bodied people would move between floors within the building. Where buildings are adapted, provision of access for disabled people will be sought, as stated in UDP Policy DC9.1 'New Commercial and Industrial Development - Access for Disabled People'. Indeed, when adapting buildings, full access should be made available, unless practical considerations dictate otherwise. If you believe full access is not going to be possible at the building, you must comprehensively explain all the options you have considered in order to make the building fully accessible and explain and justify the reasons why each option has been discounted. You are advised to provide scaled drawn information to back up your findings.

UDP Policy DC9.1 was not saved.

Two forms of disabled access have been considered. However, as the proposal

is for a basement bar, the installation of a ramp would not be a feasible option. Installation of a lift involves very high costs which prove financially unviable.

Mark Andrews Developments operate several other bars in the Northern Quarter ie Hula, Walrus and Tusk, and also Hula in West Didsbury. None of these bars have disabled access, nor do many of the other basement bars in the Northern Quarter.

14. A full acoustic study is required identifying ambient noise levels during daytime, night time and weekends along with an indication of noise levels that you propose to achieve within the accommodation and details of the acoustic glazing and acoustically treated ventilation you propose to use;

This is excessive for the purposes of validating the planning application in this context.

15. In terms of any proposed A3/A4/A5/live music venue or nightclub use the acoustic study should identify the acoustic treatment and measures that will limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment. The scheme proposed shall include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment, and specified maximum internal noise levels.

This is excessive for the purposes of validating the planning application in this context.

16. Confirmation of whether any cooking of hot food is proposed. If there is to be cooking of hot food, details of how, fumes and vapours are to be extracted and discharged from the development including any risers (description and technical details)- for the avoidance of doubt all equipment associated with extraction should be located internally within the building. This must be in keeping with the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust systems, please submit information to confirm that this is the case. Full details of a cleaning and maintenance strategy for the extraction equipment to ensure continued operation at the standard proposed.

No cooking is proposed. The kitchen within the basement is retained for staff use (ie refreshments), washing of drinking glasses and utensils, and will be used for the storage and preparation of fruit (ie for use in drinks).

17. Full details of the proposed servicing to the proposal. This should include a plan demonstrating how the servicing would operate, what size of vehicles would be used and the frequency of servicing;

Deliveries will be as follows:

- Beer will be delivered once a week. It will be delivered on a wagon and all deliveries will be received at the front entrance on Stevenson Square;
- Liquor and wine delivery will be delivered once a week. It will be delivered

on a wagon and all deliveries will be received at the front entrance on Stevenson Square;

- Fruit deliveries will be delivered daily. It will be delivered by a small transit van and all deliveries will be received at the front entrance on Stevenson Square;
- Waste disposal will take place seven days a week at the back of the building on Stevenson Place, the same area where the bins for neighbouring Hula and Rosylee are serviced from. Bins will be emptied on a wagon.

18. Details of how and where refuse is to be stored within the residential element and the retail units and how the refuse is to be collected. Please provide a scaled plan of the building showing these refuse storage and collection areas and provide information on the number of bins proposed, the size of the bins, the frequency of collection and details regarding who will collect the refuse. Please also note that separate containers for recycling should be used. Please provide details on these. You should complete the 'Waste Proforma v1.0' available at: http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

This has clearly been copied from a different application as there are no retail or residential units proposed.

Nonetheless, please find attached a pro forma completed by the applicant's waste management company.

20. Confirmation of whether any new air conditioning units are proposed as part of the fit out. If they are, you will need to provide the following information:

a. Scaled existing and proposed plans/elevations. The proposed plans/elevations should clearly show the location of the units. If the units are proposed for the roof, you will also need to provide scaled existing and proposed elevations of the building from all 4 directions, with the relevant street names clearly marked. If the units are proposed for a vertical elevation, please provide existing and proposed drawings for that particular elevation.

b. Scaled cross-sections through the condenser units showing their relationship to the roofscape/elevation.

c. A technical specification of the units. This should include details such as the appearance, dimensions, materials, colour, noise output etc. of the units.

d. Details regarding the noise output from the units, including the cumulative impact of all the units operating simultaneously, and any acoustic attenuation measures you are proposing to install to limit the breakout of noise from the units. You should also provide details of the ambient noise levels during the daytime, night and weekends and assess how noise from the units will impact on ambient noise levels.

No new air conditioning units are proposed.

21. Scaled existing and proposed plans showing the layout of the proposed external seating area including the number of covers.

Existing and proposed plans showing the layout of the proposed external seating area will follow shortly.

22. Confirmation that any tables, chairs and any other ancillary equipment (eg the mobile bar) used in association with the proposed external seating area would be stored within the unit at the end of the operating hours of the external seating until the start of the operating hours of the external seating area the next day. If the seating/equipment is to be fixed please confirm how this will be secured and managed.

The tables and chairs in the proposed external seating area will not be fixed. As it is a private courtyard that the public cannot access, the tables and chairs can remain outdoors overnight. During periods of bad weather, the furniture will be stacked and brought indoors.

23. Confirmation that no amplified sound or any music would be played in the proposed external seating area.

There will be no amplified sound or music played in the proposed external seating area.

24. The proposed hours for the external seating area.

The proposed hours of the external seating area will be the same as the business trading hours as set out in Question 1. The outside seating area will ensure that crowds congregating to smoke do so at the rear of the building as opposed to congregating on the public highway/Stevenson Square.

Yours sincerely



Matthew Hard