Tom Flanagan

From: l.harrison1@manchester.gov.uk
Sent: 11 September 2013 15:54
To: Tom Flanagan
Subject: RE: Former Starbucks, 55 Bridge St, planning app 102508/FO/2013/C1

Tom

Further to our telephone conversation yesterday regarding the above application, I confirm that the issues you have dealt with in your email below regarding Environmental Health are satisfactory. With regard to Highways I have received the following comments in red:

- I can confirm that a Tables and Chairs Licence will be applied for once planning permission is secured. With regards to the use of the outside seating area, I can confirm that its sole purpose is for the consumption of drinks and snacks, rather than as a smoking area. **Accepted**

- With regards to servicing, we confirmed in our letter dated 14 June 2013 that deliveries will be made via the main entrance adjacent to Motor Square; vehicles making deliveries will park in the lay-by on King Street (see attached drawing 002 'Servicing and Deliveries'); and, there will be 2-3 van deliveries and one brewery lorry truck delivery each week. In terms of approximate times, deliveries will take place between 16:00 – 17:00pm. **Acceptable in principle. The Loading Bay Traffic Regulation Order on Kings Street West is in operation everyday between 08:00-20:00 however it is suggested the applicant reconsiders the proposed servicing times in order to avoid the highway peak hours and associated potential impacts on highway operation and servicing vehicle delivery times respectively.**

As we discussed, please would you let me know whether the applicant wishes to withdraw the application as I will need to make a decision on the application tomorrow to meet the target date of Friday (I am not in work on Fridays).

Many thanks

Lucy

Lucy Harrison
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NB My days of work are Tuesday, Wednesday and Thursday

Tom Flanagan <tom@paulbutlerassociates.co.uk>

29/08/2013 15:23

To "l.harrison1@manchester.gov.uk" <l.harrison1@manchester.gov.uk>
cc "rossmackenzie@me.com" <rossmackenzie@me.com>, "paul@astillassociates.com" <paul@astillassociates.com>
Subject RE: Former Starbucks, 55 Bridge St, planning app 102508/FO/2013/C1

Hi Lucy

I have prepared this email in response to the points raised by Highways and Environmental Health in their correspondence.

Highways

- I can confirm that a Tables and Chairs Licence will be applied for once planning permission is secured. With regards to the use of the outside seating area, I can confirm that its sole purpose is for the consumption of drinks and snacks, rather than as a smoking area.

- With regards to servicing, we confirmed in our letter dated 14 June 2013 that deliveries will be made via the main entrance adjacent to Motor Square; vehicles making deliveries will park in the lay-by on King Street (see attached drawing 002 'Servicing and Deliveries'); and, there will be 2-3 van deliveries and one brewery lorry truck delivery each week. In terms of approximate times, deliveries will take place between 16:00 – 17:00pm.

Environmental Health

§ DEL – We can confirm that this condition will be adhered to.

§ FUME – We can confirm that only cold/reheated food will be provided and there will be no primary cooking on the premises.

§ HOURS2 – We are happy with the hours of use which were applied for.

§ NSE1 – We are happy to agree use of a noise limiting device to ensure noise levels are not higher than those specified in section's 5.17 and 5.21 of AEC's report.

§ NSE2 – The outside seating area will operate daily if weather conditions permit. We can confirm that the area will close and be cleared by 2300hrs, and there will be no amplified sound or music played.

§ NSE3 – In addition to the Noise Assessment, a technical note on mechanical services plant (see attached) was issued on 19 July. This confirmed that *'even with all items of plant associated with the proposed development operating, it is anticipated that the worst case overall noise levels would only increase by up to 1dB, which is not perceptible to people with normal hearing'*.

§ REF – The internal courtyard is used for the storage of bins for each unit in the building and is not big enough to accommodate separate bins for recycling waste. Therefore, it will be the responsibility of the management to ensure that recyclable waste is separated on site, put into separate bin liners provided by the private collection company and stored in the 660 litre bin. It will be the responsibility of the collection service to ensure that the recycling of waste is undertaken off site. This strategy is currently adopted by the basement Liars Club, which has worked efficiently and effectively. We would hope that together with the submitted Waste Management Strategy the detail provided is sufficient, although further information could be provided in response to a condition if required.

We hope that the above information will enable the positive determination of the application by 13 September. I am on leave from this evening until 9 September, therefore if you have any further queries please get in touch with one of my colleagues on the number below. I will aim to give you a call on my return.

Kind regards,

Tom

Tom Flanagan MTCP MRTPI
Director

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From: l.harrison1@manchester.gov.uk [mailto:l.harrison1@manchester.gov.uk]
Sent: 21 August 2013 11:16
To: Tom Flanagan
Subject: Former Starbucks, 55 Bridge St, planning app 102508/FO/2013/C1

Tom

As discussed, please find attached copies of consultation responses from Environmental Health and Highways. I should be grateful if you would respond to their comments asap.

Thanks

Lucy

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NB My days of work are Tuesday, Wednesday and Thursday

Please see attached document with highways comments on 102508/FO/2013/C1

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