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Manchester City Council
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24 April 2014

Dear Sirs,

Units G06 & G07, The Avenue, Spinningfields
Application ref: 104926/FU/2014: Change of Use from Class A1 to Use Class A3.

On behalf of our client Allied London Properties Limited, we set out below (and within the enclosures to this letter) the further information that has been requested in Local Planning Authority's letter dated 10 March 2014 in connection with the validation of the above application.

This letter should be read in conjunction with the Planning Application submitted on 17th February 2014.

1. **An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance)**

Please find enclosed a copy of the Retail Tenants' Handbook for the Magistrates Court. This document provides details of the operating procedures for all retail uses within the building, including the proposed restaurant at G06 and G07.

2. **Confirmation that you have discussed the proposals with the Licensing section of the Great Manchester Police Partnership Team and confirm any comment that they have made.**

3. **Confirmation if an application for a license has been made or granted and on the basis of what hours of operation has / will that application be made**

A licensing application will be made prior to occupation of the units by the identified restaurant / café operator. This process will begin once the lease is exchanged, which will take place following resolution of the planning application.

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4. **Details of a strategy for managing smokers, in particular noise from smokers.**

This is included within the accompanying Operating Schedule.

5. **The proposal to locate two extract ducts up the outside of the building is considered to be unacceptable. Fume extraction ducts should be located within the building or, if this is not possible, fumes should be extracted via the existing ground level louvres using a system that fully neutralises any odours before the fumes are extracted outside. Full details of the extraction system should be provided.**

Please see the accompanying updated Ventilation Statement.

6. **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.**

The size of the servicing vehicles will be the same as the existing operation of the units. There will be 4 x 1100 euro bins and 8 x 180 litre bottle bins. Bins will be collected 6 times per week by the Spinningfields Estate waste providers B&M Waste. Bins will be stored at the rear of the units as shown on the accompanying plan (drawing refer: 6970/S204) and serviced from Wood Street.

7. **Details of how and where refuse is to be stored 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.**

Please see the response to point 6. In addition, the images below illustrate the refuse area.





8. **Confirmation of whether any new air conditioning units are proposed as part of the fit out.**

There will be no new air conditioning units proposed as part of this application.

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We trust that this letter provides all the necessary details requested by Manchester City Council to validate the application. We would be grateful if you could confirm that the Local Planning Authority now has all the information they require and confirm receipt of the additional information and registration of the application. Please contact me using the details below or Rachel Clarke (0161 455 6306 / racclarke@deloitte.co.uk) should you have any queries or require any further information.

Yours faithfully

John Cooper
For Deloitte LLP