Paul Butler Associates
Planning, Development & Heritage Consultants

14 June 2013

Mrs Julie Roscoe
Head of Planning
Manchester City Council
PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

Ljr02/tf

Dear Mrs Roscoe

Application number: 102508/FO/2013
Proposal: Change of use of vacant unit to a café/bar (Sui Generis Use), minor alterations to Bridge Street elevation and provision of outdoor seating area for 24 people.
Location: Former Starbucks, Motor Street Square, Manchester

In response to your letter dated 7 June, we have now obtained the additional information requested. The letter should be read in conjunction with the following additional drawings:

▪ Drawing No: TLC/01/39	Extract Plan Ground Floor Existing	1;75 @ A3
▪ Drawing No: TLC/01/40	Extract Plan Ground Floor Plan Proposed	1:75 @ A3
▪ Drawing No: 002	Servicing and Deliveries	NTS

In relation to the queries raised:

Details of how fumes/vapours are to be extracted and discharged

Fumes and vapours will be extracted and discharged via 2 ceiling mounted extraction vents with 200mm diameter steel ductwork in ceiling void and an inline 200mm extract fan. This equipment is similar to that currently existing and is located internally within the unit, thereby ensuring no impact on the building's external elevations.

Servicing to the proposal

As confirmed in the Planning, Design and Access Statement, deliveries to the café/bar will be made via the main entrance located on Motor Square. Vehicles making deliveries to the premises will park in the lay-by on King Street West (Please refer to Drawing 002 'Servicing and Deliveries'). Based on the neighbouring Lairs Club which is operated by the applicant and of a similar size to the proposal, it is anticipated that the proposal will receive 2-3 van deliveries and one brewery lorry delivery each week.

Refuse storage

The Planning, Design and Access Statement (and attached Waste Management Strategy) provide details on the number of bins proposed, the bin storage area and bin collection arrangements.

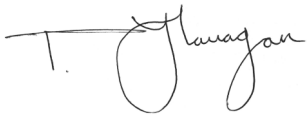
In addition, drawing 002 'Servicing and Deliveries' identifies the internal waste storage area which is located within an internal courtyard; the refuse collection area on Back Bridge Street; and, how the collection vehicle will travel around the site and to the collection area. The collection vehicle will park on Butter Lane, with collection staff wheeling the bins to the rear of the vehicle.

Air conditioning units

As shown on the existing/proposed extract plans, the existing air conditioning units will be utilised. As a result, no new air conditioning units are proposed as part of the scheme.

We trust that you now have all the necessary information required to validate the application and we look forward to working with you to a positive determination.

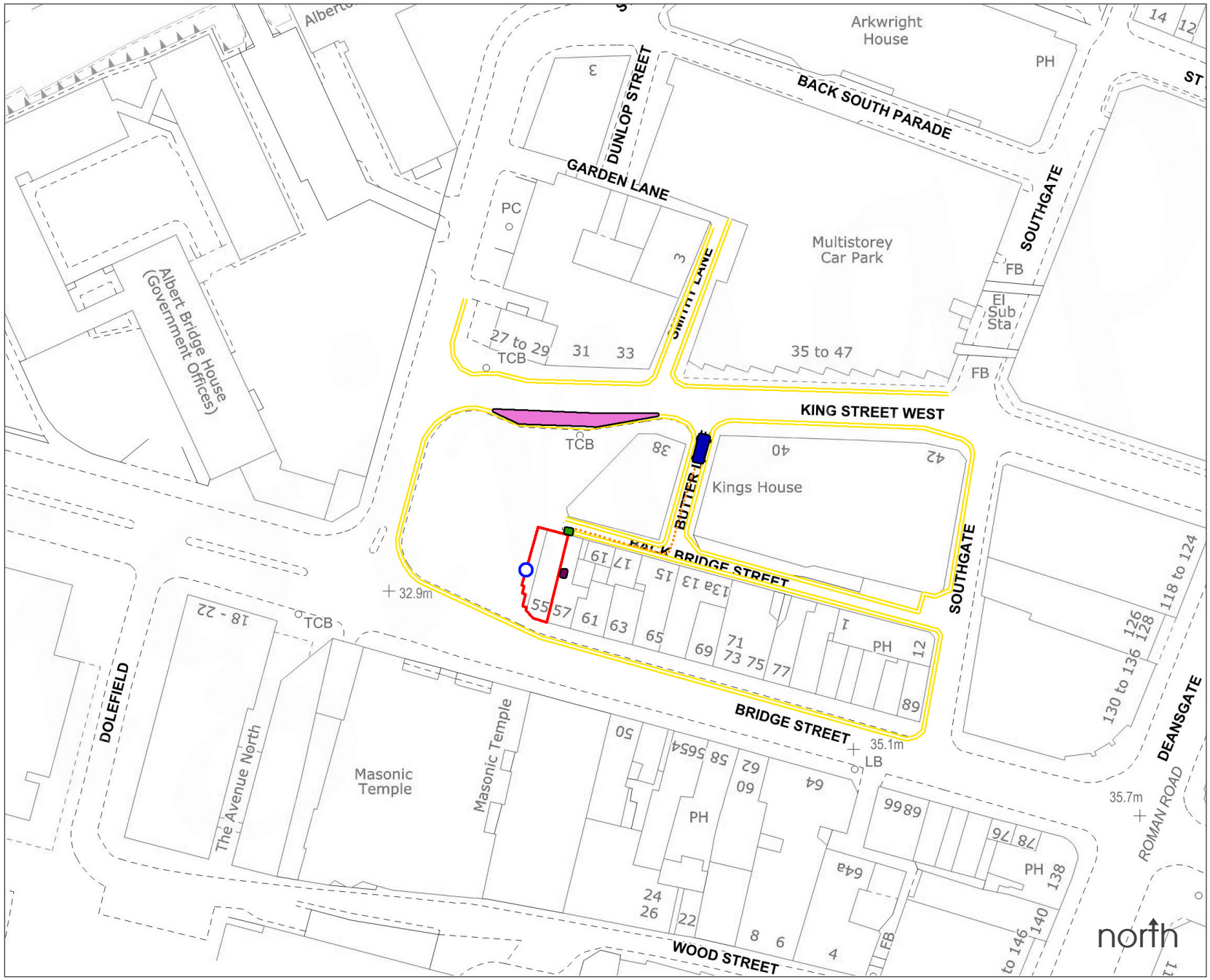
Yours sincerely



Tom Flanagan MTCP MRTPI
Director

Cc Ross Mackenzie; The Liars Club Ltd
Paul Astill; Paul Astill & Associates

Servicing and Deliveries: 55/57 Bridge Street, Manchester



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Key

- Site edged red
- Service/delivery entrance
- Goods vehicle loading bay
- Internal waste storage area
- Refuse collection area
- Refuse vehicle parking area
- Double yellow lines
- Route taken to collect refuse

client:	Ross Mackenzie
job no:	13/840
dwg no:	002
scale:	NTS
date issued:	June 2013