street design partnership
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16 brewery yard deva centre trinity way salford m3 7bb t :0161 834 7262 f :0161 834 7112 e : info@street-design.net

SCP/KE/6592/06

12th December 2013

Manchester City Council
Technical Support Team
Planning
P O Box 532
Town Hall
MANCHESTER
M60 2LA

Dear Sir/Madam

Application Number 104211/FO/2013
Proposal: Change of Use from A1 and A2 Uses at ground and basement floors to A3, A4 and Sui Generis Use, and external alterations including repair works to facades and windows and insertion of velux roof lights.
Location 1-3 Swan Street, Manchester

Further to your letter dated 5th December 2013, please see below our response to the points raised:

1) We have amended the form, to apply for Sui Generis use only, and to include a more descriptive explanation as to what the use entails.

2) The Design and Access statement has been amended in line with the above and to provide further information as the treatment of the ground floor. We can confirm there will be no blank facades, with the appearance of ground floor activity retained.

3) The hours of opening will be 9.00am to 5.30am for alcohol and 9pm to 6.30 am for entertainment.

4) A Crime Impact Statement has been instructed and will be forwarded as soon as it has been prepared.

5) Please find attached the Operating Schedule and Details of the Dispersal Procedure for the premises.

6) The applicant will be making contact with the Licensing Section in the next week or so.

7) The applicant has confirmed that an application for a license is pending, and will be submitted on the basis of the hours of operation for which this application has been made.

8) The proposal is for a refurbishment of an existing space. Level access is provided into the building, with a unisex disabled toilet and private booth proposed as part of the application to the ground floor. Therefore there is no requirement to provide disabled access to the further lounge space on the basement level. The bar & disabled sanitary accommodation are to be on the ground floor.

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/continued

9) An Acoustic Study has been instructed and will be submitted as soon as it is complete.

10) All ventilation extract from the ground and basement floor will connect into the existing soil and vent pipes located in the rear courtyard. Therefore no new flues are proposed as part of this application.

11) All waste will be stored within the dedicated bin store to the rear courtyard and put out onto the street on collection days. A standard Veolia refuse vehicle will collect the rubbish from the property once a week. This collection will take place from either Oldham Street or Tib Street due to Swan Street having double yellow lines directly outside the building.

12) No air conditioning units are proposed as part of the fit out.

13) A site location, with site edged red, was submitted as part of the application but has been attached again for your information.

We will therefore forward the Crime Impact Statement and Acoustic Study in due course,

Yours Faithfully

Suzanne Pike