street design partnership
architecture urban design interiors

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

20th February 2014

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

For the attention of Angela Leckie

Dear Sir/Madam

RE: Application ref: 104211/FO/2013
1,3 and 5 Swan St, Manchester

We write in relation to the proposed application ref: 104211/FO/2013, the information requested and the objections made.

As discussed previously, this application is the same as application ref 102888/FO/2013 which was granted consent five months ago in Sept 2013. The proposals, in terms of the external treatments to the building, are exactly the same as previously approved. The only difference between the two applications is the proposed use. With the external works already approved it is considered that no alterations should be required to these elements as part of this application, although the applicant is happy for any of the elements to be conditioned should you wish to control the detail design.

In response to the proposed use, to which the objections relate, we can confirm that the landlord has advised that the premises have been vacant and derelict since 2006. Refurbishing this building and bringing it back into use will help protect this building in the long term, opposed to letting it fall into further state of disrepair.

In relation to the objections raised regarding crime and disorder, we would like to point out that a Crime Impact Statement was prepared by Greater Manchester Police which assess the proposal in relation to such matters. This report considers the application to be acceptable, subject to recommendations made within the report, to which the applicant can comply.

In relation to the impact on amenity, a noise report was submitted with the application that did not consider the application to have an impact on residential amenity in the area. Noise levels are kept low within the property, and the opening hours dictate that visitors leave sporadically opposed to on mass, which happens at pub/bar venues at closing time.

Further information has also been provided in relation to the operational matters, to support this application.

Finally with the building having stood empty for 8 years, irrespective of various applications for different uses, the property has now been fly posted and will continue to be an eye sore until a user is found. This application has an end user ready to take occupancy of the building. It can also be confirmed that this will not be an additional gentleman's club in the city. Should this be granted consent, they will close their existing club that is currently located on Deansgate.

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Should you require any further information in relation to this application please do not hesitate to contact us,

Yours faithfully

SUZANNE PIKE