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12 September 2025

Angela Leckie
Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Angela,

109 - 127 MARKET STREET, MANCHESTER, M60 1TA – PARTIAL DISCHARGE OF CONDITIONS 27 AND 37 ATTACHED TO PLANNING PERMISSION REF. 141594/JO/2024

We are instructed by our client, MP Manchester Holding Ltd, to submit the enclosed application for the partial discharge of Conditions 27 and 37 attached to application ref: 141594/JO/2024, granted on 17.04.2025. The details solely relate to the Market Hall unit at ground floor only.

Application ref: 141562/JO/2024 allows for minor alterations to the previously consented package of refurbishment works to the building approved under app ref: 127881/FO/2020. This permission consented the following works:

“Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, sub-division of the ground floor, works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in subbasement and other associated work” (as amended under app ref: 141699/NMC/2024)

As part of this consent, the ground floor area of the building has been subdivided into multiple units for use within Class E and Sui Generis ‘Drinking Establishments and Hot Food takeaway’. The area subject to this submission is identified in red outline at **Appendix 1**.

The requisite fee of £298 has been paid online for the discharge of these conditions, together with the £85 Planning Portal admin fee. The conditions and associated enclosed documents to discharge the required detail are set out below.

Condition 27 – Opening hours

Condition 27 states:

“Before use of each of the ground floor and basement units commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall not be operated outside the hours approved in discharge of this condition

Reason: In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.”

In accordance with the requirements of Condition 27, Table 1 below sets out the proposed operating hours of the Market Hall unit.

Table 1. Opening hours

Day	Opening hours
Sunday – Thursday	07:30 – 23:00
Friday - Saturday	07:30 – 00:00

The reason given for Condition 27 is to ensure that the proposed use will not have a detrimental impact on residential amenity in the area. Accordingly, the submission is supported by a Noise Impact Assessment, prepared by Acoustic Central. This report has assessed the proposed use in the context of the background noise environment and location of the nearest residential properties, which are identified as those opposite the site to the north and north-east, together with the operational controls installed onsite, which consist of the following:

- Restriction on use of Bridge Street entrance after 21:00 daily
- Implementation of crowd dispersal policy onsite

As a result of these measures, the assessment concludes that:

“The noise impact assessment has shown that with the entrance to Bridgewater Street closed after 21:00 the noise impact between 21:00 and midnight is none or minor and so noise is not considered to be a reason to limit the opening hours to before midnight.”

In the light of this it is concluded that the proposed use will not have a detrimental impact on the amenity of the local area for the duration of its operation. The detail provided should be sufficient to discharge Condition 27 relating to the Market Hall unit accordingly.

Condition 37 – Patron management plan

Condition 37 states:

In the event that any of the commercial units, as indicated on drawing are occupied as a restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

These details are as follows:

Management of patrons and control of any external areas. For the avoidance of doubt this shall include

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

**Details of a Dispersal Procedure*

**Mechanism for ensuring windows and doors remain closed after 9pm*

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason: To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester."

In accordance with the requirements of Condition 37, a Patron Management Plan has been prepared for the unit. This confirms that the staff employed onsite will be responsible for ensuring that patrons leave the site in an orderly manner and that the site will be operated to ensure that noise and odours arising from the site will be minimised. The measures set out in the report have been reviewed by the noise consultant, with it concluded that the proposed controls onsite would be sufficient to ensure that there is no detrimental impact on neighbouring amenity for the duration of the operation.

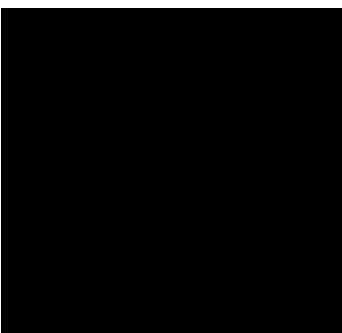
In the light of this it is concluded that the proposed use will be appropriately managed to not have an impact on residential occupiers in the vicinity and should therefore be sufficient to discharge Condition 37 relating to the Market Hall unit accordingly.

Conclusions

We trust that the enclosed information is sufficient to partially discharge Conditions 27 and 37 of permission ref: 141594/JO/2024 relating to the Market Hall unit at ground floor level only. It is therefore requested that the application is positively determined at the earliest opportunity.

I trust that you have sufficient information in order to validate the application and look forward to receiving confirmation of this shortly. Please do not hesitate to contact me should you have any queries.

Yours faithfully,



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