Our Ref: 2025-46a

Planning – Development Management Team
Manchester City Council
P O Box 532
Manchester
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23rd September 2025 **VIA PLANNING PORTAL**

To Whom It May Concern,

Re: Discharge of Planning Conditions Application – Unit B, The Glassworks, 1-3 Back Turner Street, Manchester, M4 1FR

We are writing on behalf of our client, KAAWA, in order to submit a discharge of conditions application in accordance with the requirements of the Town and Country Planning Act 1990.

This application is seeking Manchester City Council's approval of details relating to a number of planning conditions itemised in Planning Permission Reference 126638/FO/2020 that was granted planning consent on 26th June 2020 (see **Appendix A**) and has subsequently been implemented. KAAWA have pre-consulted with Manchester City Council to agree the planning conditions that need to be addressed prior to the opening of their new business venture.

We have itemised below all of the planning conditions that require discharging prior to the opening of the KAAWA Coffee Shop at Unit B, to which this discharge application relates (i.e. Conditions 20, 21, 33, 34 and 40).

Condition 20 requires the following information:

"The ground floor commercial units shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each units has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation."

Clarifications:

Please see enclosed the Glassworks Waste Management Policy within which KAAWA will have to operate their premises as part of the obligations placed upon them within their tenancy agreement. The waste management policy requires separation of waste at source and outlines the commendable waste management strategy that maximises recycling of waste.

Unit B will have its own designated bin storage area as part of their lease, with a dedicated external bin storage area being provided to the rear of the premises on Soap Street that is directly accessible from Unit B. The external storage area will accommodate 1 no. 1100 litres bin storage for general non-recyclable waste and a further 1100 litres bin that will be for sorted recyclable waste.

Refuse, glasses or glass bottles from the building will not be disposed of in outside receptacles between the hours of 10pm and 11am to ensure no disruption is caused to any neighbours.

All servicing vehicles will service the premises from Soap Street that is controlled under the lease arrangement of the Applicant. All servicing and refuse collection will be done by smaller vehicles suitable to Soap Street. All servicing will occur during the day, during normal working hours (i.e. 9am to 5pm).

Condition 21 requires as follows:

"Final details of the method of extraction of any fumes, vapours and odours from (b) each of the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use / ground floor A3 / A4 unit The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation."

Clarifications:

Please find enclosed a copy of the following information:

- Unit B – General Arrangement Plan (Drawing No. 310-YOU-XX-00-DR-I-2001)
- Unit B – External Elevation Plan (Drawing No. 310-YOU-XX-00-DR-I-0002)
- Ground Floor HVAC Layout Plan (Darwing No. SDH-KAM-M01, Rev. A)
- A Noise & Odour Assessment (Report No. 3058-1)

The KAWAA premises is primarily a Coffee Shop serving Coffee and Macha with only a small amount of hot food preparation on the premises.

The General Arrangement & External Elevation Plans and Assessment illustrate that there will a single air extractor from the kitchen area and the associated louvre that will be mounted in-line with the single grill area that will used for hot food preparation. The proposed extraction system consists of an AW400 EC Sileo Axial Fan, fitted to a cooking range and exiting the building to the rear into Soap Street. The louvre will be powder coated to match the adjacent architectural glazing and terminates at a height of 2.1 metres above the ground level. This level is comparable with the other extraction systems along Soap Street and permission cannot be obtained for a higher discharge point.

The Ground Floor HVAC Layout Plan that illustrates the toilet extraction system and external grille that will be located adjacent to kitchen louvre. The plan includes details of the air conditioning system and external condenser specification and location.

The Noise & Odour Assessment conducts a thorough review of the site and surroundings and evidences that the extraction fan will not result in any adverse impact on the neighbouring properties.

Condition 33 requires as follows:

"Prior to occupation of any of the commercial units details of a signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority."

Clarifications:

We have enclosed a 'shop front plaque' that illustrates that there will be a single mounted sign mounted at head height on the right hand side of the main entrance to the Coffee Shop. The sign is a brushed aluminium mount with the KAAWA logo positioned at the top of the plaque. The modest, understated sign accords and integrates with the wider signage strategy for the host building.

Condition 34 requires as follows:

"In the event that any of the commercial units, as indicated on drawing 05593_B1_02_2200 REV 1 are occupied as an A3 or A4 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 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."*

Clarifications:

Please find enclosed a copy of the Premises Management Plan & Operating Schedule (Ref: 2025-46b) that addresses the requested information. The requested mechanism to ensure windows and doors remain closed is not considered relevant to this Coffee Shop use given that it is not a noise generating use and the design of the ground floor units is such that there are no opening windows (see General Arrangement Plan).

Condition 40 requires as follows:

"Prior to the first use of each of the commercial units as indicated on 05593_B1_02_2200 REV 1 details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ."

Clarifications:

The scheme does not propose roller shutters so the condition is not relevant in this instance.

We trust that Manchester City Council are fully satisfied with the detailed information that has been submitted in order to discharge the aforementioned planning conditions. This Section 73 Variation of Condition application has been submitted via the Planning Portal with the appropriate fee.

We will contact the appointed planning case officer following the expiry of the statutory 28-day statutory consultation timeframe in order to ensure that Manchester City Council and their consultees are fully satisfied with the contents of this planning application.

Yours sincerely,

[redacted]

Encl:

1) Appendix A - Decision Notice, 2) Glassworks Waste Management Policy, 3) Unit B – General Arrangement Plan (Drawing No. 310-YOU-XX-00-DR-I-2001, 4) Unit B – External Elevation Plan (Drawing No. 310-YOU-XX-00-DR-I-0002), 5) Ground Floor HVAC Layout Plan (Darwing No. SDH-KAM-M01, Rev. A), 6) A Noise & Odour Assessment (Report No. 3058-1), 7) Shop front plaque, 8) Premises Management Plan & Operating Schedule (Ref: 2025-46b)