

Planning Department
Town Hall Extension
Albert Square
Manchester
M60 2LA

26 September 2025

Planning Portal Reference: PP- 14349818

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITION 6 (EVENTS MANAGEMENT PLAN),
CONDITION 9 (DRAINAGE) AND CONDITION 14 (OUTDOOR SEATING STRATEGY)**

PLANNING CONSENT: 142116/FO/2025

LAND AT HARDMAND SQUARE, MANCHESTER, M3 3EB

Please find enclosed a planning application to discharge conditions 6 (Events Management Plan) , 9 (Drainage) and 14 (Outdoor Seating Strategy).

The application has been made on behalf of the applicant, Spinningfields Estate Limited , and has been submitted online via the Planning Portal (PP- 14349818).

The application comprises:

- Completed planning application form;
- Events Management Plan prepared by Shiko Group
- Management Strategy for Outdoor Seating Area Closure prepared by Shiko Group
- Drainage Strategy Report prepared by RoC Consulting

BACKGROUND

On 8 July 2025, the following application was approved by Manchester City Council:

'Retention of temporary pavilion building (Use Class E(b) and Sui Generis use (Drinking Establishment), toilets and bin store, outdoor seating and other associated works including fume extraction for a three year period.'

This application is seeking to fully discharge conditions 6 (Events Management Plan), 9 (Drainage) and 14 (Outdoor Seating Strategy).

DISCHARGE OF CONDITION 6, 9 &14

This discharge of condition application is supported by a suite of documents which have been outlined in Table 1.0 below.

No	Condition	Information Submitted
6	Within two months of the date of this permission, an Events Management Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include: a) Details of the type of events including the hours b) Frequency of events such as how many per day, week or year c) Assessment of noise levels associated with the events that would need to comply with the noise limit criteria of 5dB below the background at the nearest residential and Opera House receptors and equal to the background at the commercial receptors. d) Management plan addressing noise levels anti-social behaviour The approved Events Management Plan hereby approved shall be kept in operation at all times thereafter. Reason – In interests of 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 Manchester Core Strategy (2012).	Events Management Plan
9	Within two months of the date of this permission, drainage details shall be submitted to the City Council, as Local Planning Authority. This shall include a drainage layout plan overlaid with the current building footprint and the surrounding network. It shall include all components, confirmation of levels , connectivity, and proposed overland flow routes for extreme event and to demonstrate how the development connects to the previously approved drainage network under CDN/18/O960 and CDN/19/O248. Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14.	Drainage Strategy Report
14	Within 2 months of the date of this permission and notwithstanding The Lawn Club Operating Policies, prepared by Shiko Group (Received 2 July 2025), a	Management Strategy for Outdoor Seating Area Closure

	detailed management strategy for the closing of outdoor seating areas shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The strategy shall include measures to secure the external areas and to ensure the timely removal for the storage of the tables and chairs. The approved strategy shall be kept in operation at all times thereafter. Reason – In interests of 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 Manchester Core Strategy (2012).	
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I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours faithfully,

Pete Gleave
Director
Zerum Planning