

Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

21st October 2025

Dear Sir/Madam,

**DISCHARGE OF CONDITION APPLICATION
THE STABLES, GRAPE STREET, MANCHESTER
APPLICATION REFERENCE: 143177/JO/2025**

I write on behalf of the applicant, All Studios Holdings Limited, in relation to a discharge of condition application relating to the above consent.

Introduction

Planning and listed building consent (LBC) were granted for works at the above site in June 2024 as follows:

'Change of use, refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138279/FO/2023).

and;

'Listed Building Consent for refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138280/LO/2023).

The above applications were subsequently varied to allow an amendment to the external façade, and as part of this, a Phasing Plan was consented. Due to the number of varying elements associated with the development, it was agreed that the scheme would be delivered in phases, with the element to the western side of the courtyard being progressed first as Phase 1, and the eastern side of the courtyard will be progressed at a later date, as Phase 2. For clarity, the below applications are the latest consents:

'Variation of condition 2 (Specified Plans) pursuant to planning permission 138279/FO/2023 to amend the design of the Grape Street frontage and allow for phased implementation with associated

amendments to conditions.' (Reference: 143177/JO/2025)

and;

'Variation of condition 2 (Specified Plans) pursuant to listed building consent 138280/LO/2023 to amend the design of the Grape Street frontage and allow for phased implementation with associated amendments to conditions' (Reference: 143178/JO/205).

Discharge of Conditions

This application is to fully and partially discharge the Conditions attached to application reference 143177/JO/2025, as the below table refers.

Table 1: Conditions attached to Planning Application ref: 143177/JO/2025

Condition No.	Condition wording
3 – fully discharge	Prior to the commencement of development, a detailed construction management plan (CMP) outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For avoidance of doubt, the CMP shall include the following: • Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures; • Compound locations where relevant; • Location, removal and recycling of waste; • Phasing and quantification / classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands; • Routing strategy and swept path analysis; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. Development shall be carried out in accordance with the approved construction management plan.

5 – fully discharge	Servicing arrangements (including deliveries) for the development shall be carried out in accordance with a Servicing Strategy that has been submitted to and approved in writing by the City Council as local planning authority. The servicing strategy for Phase One shall be submitted to the City Council as local planning authority within one month of the decision date of this application. The servicing strategy for Phase Two shall be submitted prior to the first occupation of Phase Two of the development The approved Servicing Strategy for both phases shall remain in situ whilst the use or development is in operation
9 – partial discharge	The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the Acoustic Planning Report Ref: 023690-R01-C, dated 20 December 2023, by Sandy Brown. The scheme shall be implemented in full before the use commences. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively. b) Within one month of the decision date of this application, a verification report to validate that the work undertaken throughout Phase One of the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures. c) Prior to occupation of Phase Two of the development, a verification report to validate that the work undertaken throughout the

	development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures.
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Condition 3

Condition 3 requires a detailed construction management plan. This has been prepared and forms part of this submission. This report applies to both phases 1 and 2.

Condition 5

Condition 5 requires a Servicing Strategy to be produced to include servicing arrangements and deliveries. This has been prepared and forms part of this submission. This report applies to both phases 1 and 2.

Condition 9

Condition 9 requires the premises to be acoustically insulated and treated to limit the break out of noise in accordance with the Acoustic Planning Report Ref: 023690-R01-C, dated 20th December 2023, by Sandy Brown.

Part b of this condition requires a verification report to be submitted to validate that the work undertaken throughout phase 1 of the development conforms to the recommendations and requirements in the approved acoustic consultant's report. Please therefore refer to the Verification Report dated 22nd September 2025 which forms part of this submission. This report applies to phase 1 and concludes that The Stables Tavern is within the operational noise limits set out by Manchester City Council.

For clarity, this submission only seeks consent to partially discharge Condition 9, relating to Phase 1. A further report will be submitted for Phase 2, in due course.

Closure

We hope that this letter provides you with the information you need to discharge the above conditions. Should you wish to discuss the above, please do not hesitate to contact me.



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Yours faithfully,

Phoebe Threlfall

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