HAMOND PROJECTS

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05/06/2025

Manchester City Council
Planning Department
PO Box 532
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Dear Sir/Madam,

BLUE SAKURA, UNIT 2-3, 8 FIRST STREET, MANCHESTER, M15 4RP – DISCHARGE OF CONDITIONS RELATING TO PLANNING PERMISSION REF: 108963/FO/2015/C1

We writ on behalf of Blue Sakura Ltd (the applicant), to advise that an application to discharge Conditions 3,9, and 13 of planning permission ref: 108963/FO/2015/C1 for the *Erection of a 7 storey office building (Use Class B1) including ground floor retail units (use Class A1 (Shop) or A3 (Restaurant and Cafe) or A4 (Drinking Establishment) Uses, public realm and associated works to include brown roofs above 7th floor level.*

Condition 3

Condition 3 states:

''Recommendations contained in Fisher Acoustics Report dated March 2015 subject to agreement of the need for acoustic lobbies to any Class A4 uses''

The client confirmed unit to be used as Class E (formerly class A3) use class, and as such, does not intend to install acoustic lobbies. Compliance with maximum internal noise levels as detailed within Table 5 (maximum allowance daytime internal noise levels within each commercial unit - doors

closed) and Table 6 (maximum allowance night time internal noise levels within each commercial unit - doors closed) to be assessed after work has been completed.

Please find the attached acoustic report containing the pre-works acoustic assessment and recommendations in unit 2-3. A post-construction acoustic assessment will commence.

Condition 9

Condition 9 states:

''Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter''

Please find the attached acoustic report containing the pre-works acoustic assessment and recommendations in unit 2-3. A post-construction acoustic assessment will follow.

Condition 13

Condition 13 states:

''Before any new use hereby approved commences, within each of the ground floor units 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 be not be operated outside the hours approved in discharge of this condition.''

The proposed opening hours for the restaurant are as per those set out on the premises license (Premise Licence Number: LC202410-535922), and will be 1200 to 0000 Sunday to Wednesday and 1200 to 0100 from Thursday to Saturday.

Manchester City Council approved the proposed opening hours. As such, we consider the opening hours to be acceptable and the condition should be discharged on this basis.

Yours sincerely



Joanne Ooi