



Re: URGENT: Plan ref: 141642

From Lisa Jones <lisa.jones3@manchester.gov.uk>

Date Mon 16/06/2025 15:30

To Holly Wright <Holly.Wright@manchester.gov.uk>

Cc Des Jones <des.jones@manchester.gov.uk>; Jennifer Connor <jennifer.connor@manchester.gov.uk>

Hi Holly,

I have looked at the information provided and we have the following comments:

Condition 3

In principle, we can agree the following new proposed hours:

08:00-22:30 Sunday to Thursday

08:00-00:00 Friday and Saturday

However, the information submitted is not sufficient to address condition 10 (see comments below) and so there should be no music inside the premises, at any time, until condition 10 is addressed. Can this be controlled at this stage or will we have to refuse amendment to the hours until condition 10 is addressed?

Condition 5

This condition has partially been addressed based on the following:

Hrs of use: 0800hrs to 2100hrs every day

There shall be a maximum of 18 *seated* patrons permitted in the external area at any one time.

On page three of the submitted document, there is suggestion that the external seating area will be '...cleared by 2200hrs Sunday to Thursday and 2330hrs on Friday and Saturday...' the area shall not be in use beyond the hours of use stated above.

The applicant must submit a noise management strategy for the smokers in this area post 21:00 which should include maximum numbers and how noise from people using that area will be managed and information as to how the strategy will be enforced and by who etc. This should be agreed with Environmental Health before the condition can be discharged.

Condition 7

This condition can be discharged based on there being no external plant installed at the development.

Condition 8

This condition can be discharged

Condition 10

The information submitted is insufficient to discharge the condition. The condition requires the following:

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB 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.

The above criteria has not been addressed as the report submitted does not look at noise frequency bands and does not assess the levels in the adjoining residential properties. Whilst only one band currently plays at the premises, this may change in future and so the applicant will need to look at how amplified noise will be controlled to the above levels. The submitted report states that there is no amplified music at the premises but the jazz band that plays uses an electric bass guitar, which will use an amp. No information as to how noise levels from this will be controlled has been submitted so far.

Kind regards

Lisa Jones
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

email: lisa.jones3@manchester.gov.uk

website: www.manchester.gov.uk

Tel: 0161 234 5004

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From: Holly Wright <Holly.Wright@manchester.gov.uk>

Sent: 11 June 2025 07:56

To: Lisa Jones <lisa.jones3@manchester.gov.uk>

Cc: Des Jones <des.jones@manchester.gov.uk>; Jennifer Connor <jennifer.connor@manchester.gov.uk>

Subject: URGENT: Plan ref: 141642

Hi Lisa,

Apologies for chasing on this - but please can you provide an updated response for this CDN application based on the additional information submitted?

We are hoping to take this item to committee this month, so would be grateful if this could be expedited,

Thanks in advance,

Kind Regards,

Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

0161 219 6381
holly.wright@manchester.gov.uk

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB

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From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 03 June 2025 10:25
To: Lisa Jones <lisa.jones3@manchester.gov.uk>
Cc: Des Jones <des.jones@manchester.gov.uk>
Subject: Re: Plan ref: 141642

Hi Lisa,

The submitted information seeks to vary the opening hours of the premises and regularise the outstanding conditions attached to 123650/FO/2019.

Kind Regards,
Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

0161 219 6381
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From: Lisa Jones <lisa.jones3@manchester.gov.uk>
Sent: 03 June 2025 10:22
To: Holly Wright <Holly.Wright@manchester.gov.uk>
Subject: Re: Plan ref: 141642

Hi Holly,

Is this a discharge of conditions application for 123650/FO/2019?

Many thanks

Lisa Jones
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

email: lisa.jones3@manchester.gov.uk
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From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 03 June 2025 09:17
To: Lisa Jones <lisa.jones3@manchester.gov.uk>
Cc: Des Jones <des.jones@manchester.gov.uk>; Jennifer Connor <jennifer.connor@manchester.gov.uk>
Subject: Re: Plan ref: 141642

Hi Lisa,

We have now received the following additional information in relation to 141642/JO/2024 - 9 Egerton Crescent.

The proposal description has also been amended as follows: Variation of conditions 3 (hours of opening), 5 (outdoor seating), 7 (external equipment), 8 (refuse), 9 (boundary wall), and 10 (noise) attached to planning permission 123650/FO/2019.

If you have any concerns, please can you give me or Dez a quick call?

Thanks in advance,

Kind Regards,

Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

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From: Lisa Jones <lisa.jones3@manchester.gov.uk>
Sent: 19 December 2024 13:22
To: Holly Wright <Holly.Wright@manchester.gov.uk>
Subject: Re: Plan ref: 141642

Hi Holly,

As it stands at the moment, we would not support this. We would need to see the acoustic reports and more information on the management of noise from the building before we could provide further comment or support.

Kind regards

Lisa Jones
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

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From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 18 December 2024 13:21
To: Lisa Jones <lisa.jones3@manchester.gov.uk>
Subject: Re: Plan ref: 141642

Dear Lisa,

Thank you for your email,

We have no record of conditions 5 (outdoor seating), 7 (external equipment), 8 (refuse), 9 (boundary wall) and 10 (noise 1) attached to 123650/FO/2019 being discharged. I have sent an email to the applicant/agent to clarify why this is,

With this in mind, please can you confirm your view on whether this application is able to be supported?

Thanks in advance,

Kind Regards,
Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
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holly.wright@manchester.gov.uk

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA
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From: Lisa Jones <lisa.jones3@manchester.gov.uk>
Sent: 17 December 2024 14:35
To: Holly Wright <Holly.Wright@manchester.gov.uk>
Subject: Plan ref: 141642

Hi Holly,

I have received the above application to vary the hours of the existing planning permission at 9 Egerton Crescent and just want to check if the conditions on the original application were discharged? We did ask for acoustics conditions (relating to noise breakout from the premises) to be attached and as far as I can see from our system we haven't had any discharge of conditions

consultations sent to us. We would want to see this report and details of noise management before approving an extension to hours.

Kind regards

Lisa Jones
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

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