

17th March 2025
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SUBMITTED VIA PLANNING PORTAL: PP-13858236

Dear Sir or Madam,

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DEVELOP LAND IN ACCORDANCE WITH PLANNING PERMISSION :139242/FO/2024
WITHOUT COMPLIANCE WITH CONDITION 7
35 KING STREET, MANCHESTER, M2 7AT
WATCHES OF SWITZERLAND COMPANY LIMITED**

Introduction

We write on behalf of our client, Watches of Switzerland Company Limited, to apply for planning permission to develop land in accordance with Planning Permission: 139242/FO/2024 without Compliance with Condition 7.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms; and
- Noise Impact Assessment, prepared by Sandy Brown

The Site & Planning History

The application site comprises 35 King Street in Manchester City Centre, which is located on the pedestrianised retail area of King Street. The Site comprises a vacant building, which was most recently occupied by Jack Wills, who were in occupation until 2020.

The building which forms this application is Grade II Listed.

On 1st July 2024, planning permission was granted for external alterations to the property including the rooftop terrace and use of the existing ancillary terrace including for occasional events (Class E) (Ref: 139242/FO/2024) (the '**2024 Permission**'). Listed Building Consent was granted in conjunction, for internal and external alterations to the property (Ref: 139243/LO/2024) (the '**2024 LBC**').

The 2024 Permission was granted subject to 15 conditions. This application seeks to vary the wording of Condition 7.

The Proposed Development

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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This application seeks permission to vary Condition 7 of the 2024 Permission to enable music to be played on the terrace. The condition at present imposes a blanket restriction on any music being played on the terrace. As per previous email correspondence with Emily Booth, Watches of Switzerland require the use of the terrace for low level background music, to be played at intimate client events (detail of which has been approved pursuant to the discharge of Condition 8 of the 2024 Permission.)

Condition 7 of the 2024 Permission states as follows –

7) The external terrace hereby approved shall only be used in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority before the commencement of the use of the external terrace hereby approved. The use hereby approved shall not operate outside of the approved opening hours. There shall not be any speakers, music or amplification of any kind in the external terrace area at any time.

The schedule of days and hours has been approved pursuant to permission ref: CDN/24/0958, on the 24th December 2024.

We therefore request that the following wording is used for the replacement Condition to control the ongoing operation of the terrace:

“The external terrace hereby approved shall only be used in accordance with the schedule of days and hours of operation, approved by the City Council as local planning authority on 24th December 2024. Any use of speakers, music or amplification on the external terrace must be in accordance with the Noise Egress Assessment, prepared by Sandy Brown”

Justification for the Proposed Development

The proposal is not considered to result in any unacceptable impact on the existing level of amenity.

The land uses within the vicinity of the Site are mixed commercial, office and residential.

The Noise Assessment, prepared by Sandy Brown and submitted as part of the application provides an assessment of the predicted amplified noise egress due to the PA system proposed for the terrace. The assessment and design proposals (which have been amended following comments from Sandy Brown), demonstrate that noise emissions from a suitably installed PA system (as proposed) will be significantly below the MCC Entertainment Noise Limits and not cause any harm to the amenity of neighbouring noise sensitive residential premises.

Notwithstanding the above, it should also be noted that the proposal for low level background music to be played on the terrace is not unusual given the nature and location of the Site. There are a number of outdoor terraces in Manchester City Centre where external music/speakers have been permitted (with appropriate conditions imposed by the EHO to control noise levels) – including, The Ivy, Spinningfields, Globe and Simpson, and El Gato Negro.

It follows that the principle of allowing music on outdoor terraces in the City Centre has previously been accepted. The noise report demonstrates that there would be no impact on the amenity of any nearby receptors, and therefore the current restriction imposed by Condition 7 can be removed.

Summary and Conclusion

This application seeks planning permission to apply for permission to develop land without compliance with Condition 7 of Planning Permission: 139242/FO/2024 to allow a low level of background music to be played on the terrace at 35 King Street in Manchester City Centre.



We trust that the information provided above is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass at these offices.

Yours faithfully

A handwritten signature in black ink that reads "Savills". The signature is written in a cursive, flowing style.

Savills (UK) Limited
Planning