

101 A+D Ltd

Relating to: Discharge of conditions - Grind Manchester
Prepared by 101 Architecture+Design.

101 Architecture+Design

17-19 Berkeley Square
Bristol
BS8 1HB
UK

Date: The 6th February

Dear Sir, Madame,

101 A+D Ltd have been engaged to discharge the following planning conditions outlined in the guide below and the granted planning 137873/JO/2023;

Tenant Fit-out Guide Phase 1 – Retail & Restaurant Units St Michael's, Jacksons Row, Manchester RELENTLESS DEVELOPMENTS LTD

The conditions that are being discharged relate ONLY to unit UG-002 and are as follows;

Planning Condition No. 19 – Retail & Restaurant – Toilet Provision

Prior to the commencement of each Class A3 restaurant and cafe use, Class A4 Drinking Establishment use, or Class A5 hot food takeaway, full details showing the provision of toilets, including those for disabled people, have been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development prior to commencement of use and shall remain in situ whilst the use or development is in operation.

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

Planning Condition No. 26 – Timing of Deliveries & Waste Removal

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday. Where Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy

Planning Condition No. 35 – Noise Breakout from Restaurant & Retail Units

Before any A1, A3, A4 or A5 use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of that unit and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme for that unit shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) 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 should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

Note we have attached the M+E strategy which would contribute a small amount of external noise due to exhaust. No acoustic treatments shall be applied to the landlords structure or slab, however the majority of this design features soft furnishing leather banquettes, and hug curtains across a section for the curtain wall. No further studies shall be carried out for this unit UG-002 in particular.

Planning Condition No. 30 – Opening Hours of Restaurant & Retail Units has already been applied for and granted for unit UG-02 under CDN/24/1084

The accompanying documentation to this application should discharge all conditions above.

Kind Regards,

Simon Flynn

Director
101 Architecture+Design