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24/02/2025

Manchester City Council
Planning Department
PO Box 532
Town Hall
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M60 2LA

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 3,9,11,13,14,15, and 16 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 11

Condition 11 states:

“ Before development commences a scheme which identifies the location of risers for the extraction of any fumes, vapours and odours from (a) the office accommodation ; and (b) the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority. Final details of the method of extraction of any fumes, vapours and odours from (a) the office accommodation ; and (b) the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation”

The following information has been submitted pursuant to this condition:

- Proposed location of mechanical plant on roof
- Kitchen Extraction Ducting Layout
- HVAC layout

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.

Condition 14:

Condition 14 states:

“ Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00 Monday to Saturday 10:00 to 18:00 Sundays and Bank Holidays”

We confirm that all deliveries, servicing, and collections, including waste collections will strictly adhere to the approved hours set out in Condition 14.

Blue Sakura Ltd acknowledges this requirement and will ensure that all suppliers and service providers comply with these time restrictions.

Condition 15:

Condition 15 states:

“No part of the site outside of the building associated with the Class A1 (shop) or Class A3 (restaurant and cafe) or Class A4 (Drinking Establishment) Use shall be used other than 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.”

Blue Sakura Ltd has confirmed that no outdoor seatings will be allocated nor in any business form will be operated outside the building. As such, the condition should be discharged on this basis.

Condition 16:

Condition 16 states:

“ No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.”

We confirm that no amplified sound of music will be produced in any part of the site outside the building.

We trust that the information submitted is sufficient to discharge the conditions and look forward to receiving confirmation of this shortly.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Joanne', with a large, stylized loop at the end.

Joanne Ooi