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25 November 2024

FAO: Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Planning Portal ref: PP- 13590815

Dear Jen,

APPLICATION FOR THE DISCHARGE OF CONDITION 30 RELATING TO UNIT UG2, No. 1 ST MICHAEL'S ATTACHED TO APPLICATION REFERENCE REF. 137873/JO/2023
LAND BOUNDED BY JACKSON'S ROW, BOOTLE STREET, SOUTHMILL STREET AND 201 DEANSGATE

This application is submitted on behalf of the applicant, Jacksons Row Developments Limited. The application is to discharge the condition relating to the opening hours of the commercial units (Condition 30) of planning consent ref. 137873/JO/2023 concerning No.1 of the development on land bounded by Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The description of development is:

> ***"Variation of planning conditions 2 and 7 attached to planning permission 135827/JO/2022 to allow increase in height of building by two floors to facilitate the increase in the number of residential apartments from 213 to 229, reconfiguration of level 6 hotel, amendment to basement cycle store and other associated elevational alterations"***

The application comprises:

- Completed planning application forms;
- Dwg. No. HOD-S73-500 - Retail Unit Plan - Level 0UG (P01);
- This cover letter; and
- A planning application fee of £145.00

DISCHARGE OF CONDITION 30

Condition wording:

No	Condition	Information Submitted
30	Prior to occupation of each Retail (Class A1), Restaurant and Cafes (Class A3), Drinking Establishments (Class A4) and / or Hot Food Takeaway (Class A5) hereby approved, the opening hours of each use shall be agreed in writing by the City Council as local planning authority. Those uses shall thereafter not open outside the approved hours. *Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC 26.1 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.*	Dwg. No. HOD-S73-500 - Retail Unit Plan - Level 0UG (P01) – which shows the location of Unit UG-2. The proposed opening hours are as follows: Monday: 07:30 to 00:30 Tuesday: 07:30 to 00:30 Wednesday: 07:30 to 00:30 Thursday: 07:30 to 01:30 Friday: 07:30 to 01:30 Saturday: 07:30 to 01:30 Sunday: 07:30 to 00:30

I can confirm that the proposed opening hours of Unit UG-2 are as follows:

Monday: 07:30 to 00:30
Tuesday: 07:30 to 00:30
Wednesday: 07:30 to 00:30
Thursday: 07:30 to 01:30
Friday: 07:30 to 01:30
Saturday: 07:30 to 01:30
Sunday: 07:30 to 00:30

These replicate the previously approved opening hours for the other restaurant tenants' proposed hours, apart from the earlier start time of 07:30. The previous approved hours commenced at 08:00. The reason for the earlier start time is due to the nature of the unit serving breakfast/coffee. We feel this makes sense given the offer and the benefit to the wider scheme.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



Nikki Sills
Partner