

4th September 2024

Planning
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Dear Recipient,

**DISCHARGE OF CONDITION 7 RELATING TO OPENING HOURS OF RETAIL/LEISURE UNITS
PLANNING PORTAL REF PP-13374449
ASTLEY AND BYROM HOUSE, 23 QUAY STREET, MANCHESTER**

This application is submitted on behalf of Allied London Quay Street Two Limited, in relation to the partial discharge of condition 7 of application ref 126861/JO/2020, which relates to the property known as ABC Buildings. It is accompanied by plans which identify the location of each unit to which the submission relates.

The related planning application was granted on 20th August 2020 for 'Minor Material Amendment to planning permission ref:119610/FO/2018, including the replacement of rectilinear rooftop pavilion with geodesic glass dome, together with associated revised landscape layout'. The original planning consent dates to 10th July 2018.

Discharge of Condition

This submission seeks to discharge condition 7 of application ref 126861/JO/2020 which relates to opening hours. It states as follows:

The Leisure use (cinema) with ancillary café / bar offer (Use Class D2) shall operate between 9.30 am to 2am Monday to Saturday, and 10.00am to 1am on Sundays.

Unit 3, a gymnasium use, shall operate between 5.45am to 10.30pm Monday to Friday, with classes not commencing before 6.00am, and 7.15am to 8pm Saturday and Sunday, with classes not commencing before 7.30am.

All external rooftop terraced areas shall only be used between 8.00am and 9.00pm seven days a week, and there shall be no use of amplified sound.

The use of any other units within the development shall not commence unless and until details of proposed hours of operation have been submitted to, and approved in writing by, the City Council, as local planning authority. This includes each of the following uses:

Retail use (Use Class A1), Food and drink use (Use Class A3), Event / gallery space with ancillary retail and café use (Use Class D1).

The condition has been discharged in relation to Unit 3 (application ref CDN/18/0706, the gym mentioned in the above condition); and Unit 4 (application ref CDN/23/0033).

This submission seeks to discharge the element of the condition shown in **bold**, which relates to the remaining retail and leisure units. Due to a historic oversight, the units have been operating to the proposed hours since opening, without incident.

The exception is the revised opening hours which are sought for Unit 4, which is subject to rebranding to reflect a fresh operational strategy for Units 4 and 5. The change in approach aligns with the consented retail and leisure uses.

Further information is provided in relation to each unit below.

The hours sought for the various units is as follows:

Unit No. / Name	Day	Opening Time	Closing Time
2	Mon-Sun	9am	9pm
4a	Mon-Sun	9am	9pm
The Gallery	Mon-Sun	10am	9pm
Deck and Dome internal spaces	Mon-Sun	9am	00.30
4 - The Side Street Studio	Sun-Thurs	8am	1am
	Fri-Sat	8am	3am
5	Sun-Thurs	8am	1am
	Fri-Sat	8am	3am

Units 2 and 4a are retail units. The proposed opening hours of **9am until 9pm** respond to the requirements of the current operators, and are likely to be similarly suitable to any future occupant.

The Gallery is in use as a gallery and event space. The hours of **10am to 9pm** will provide sufficient flexibility to support this use.

The Deck and Dome Internal Spaces form an event space with ancillary food and drink offer, pursuant to planning consent ref 12681/JO/2020. It is available for hire, and is not open to passing trade. Hours of use are sought to reflect the expectations of a wide range of potential users of the space. The proposed hours are **9am to 00.30**.

Unit 4, also known as the Side Street Studio, currently has consented opening hours of 10am to midnight Sunday to Wednesday; extended to 00.30 on Thursday; and 1am on Friday and Saturday (application ref CDN/23/0033). Revised hours are sought which would align with those sought for Unit 5, as follows.

Unit 5 will continue to offer coffee during the day from 8am, as at present. It will also form part of a wider rebrand which incorporates Unit 4, to which it is linked physically. The use of the two spaces will become more integrated. Both are subject to a new premises licence which aligns with the proposed hours for both units, of **8am to 1am** Sunday to Thursday; and **8am to 3am** Friday to Saturday.

The nature of the uses, including those for which late opening is sought, has been accepted through the original grant of consent. The majority of units have been operating to these hours for some time. No resulting incidents have been reported.

Policy C10 recognises that the night-time economy contributes to the vitality of the city centre. Buildings adjacent to the relevant units are largely commercial in nature. The property is operated by Allied London who have an excellent track record in ensuring that uses are managed to the highest standards.

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 proposals or have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'DBB', with a stylized flourish extending to the right.

Deborah Baker Barnett
Associate Director