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10 September 2024

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

FAO Jack Naven

Dear Jack,

Manchester Union Brewery (Retail Unit 1), Manchester Goods Yard, St John's, Manchester
Application for Discharge of Conditions for Planning Permission 131318/JO/2021

Please find enclosed a Condition Discharge application for Conditions 6, 9, 12, 13, 17, 20 attached to Planning Permission 131318/JO/2021, relating to the 'Manchester Union Brewery' Retail Unit of Manchester Goods Yard ('MGY') development in Manchester City Centre. The Applicant is Manchester Quays (MGY) Developments Limited.

Background

On 14th December 2018, Full Planning Permission (121511/FO/2018) was approved by MCC at the Site for the following Description of Development:

> *"Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works."*

The original permission was subsequently amended through several Non-Material Amendment applications before a further application (131318/JO/2021) was made under s.73 of the Town & Country Planning Act 1990 (as amended) for the following Description of Development:

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"Variation of Condition 2 attached to 121511/FO/2018, as amended, to reflect enclosing the terrace at level 9 and include additional and revised areas at ground and mezzanine floors with associated ground floor access changes on approved plans."

The above s.73 Application was granted approval on 31st August 2021, resulting in a new decision notice being issued. This letter relates to discharging outstanding conditions attached to this permission relating to this commercial unit.

The remainder of this letter sets out the condition wording and information submitted to discharge the conditions against the application (131318/JO/2021) in relation to the 'Manchester Union Brewery' Retail Unit, known as 'The Trading Route', of MGY (Commercial Unit 1).

Conditions to be discharged

Table 1 sets out the relevant conditions and the documents that are submitted in support of the application for discharge, and whether full or partial condition discharge is being applied for.

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Table 1- Condition and Information Submitted

No	Condition Wording	Full or Partial	Submitted Information
6	**Details of External Seating Areas** Full details of all external seating areas within the development shall be submitted to, and approved in writing by the City Council, as local planning authority, prior to the first occupation of ground floor use to which the external seating areas relate. The details shall include areas to be used for the consumption of food and drink, means of demarcation, furniture, lighting, signage and a schedule of days and hours of operation.	Partial Discharge in relation to **Manchester Union Brewery unit** of MGY	• General Arrangement Plan *(**PH0251-005 - Trading Route for Planning**)* prepared by Phaus.
9	**Details of Toilet Provision** Prior to the commencement of each Class A3 restaurant and cafe use or Class A4 Drinking Establishment use, full details showing provision of toilets, including those for disabled people, shall be 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.	Partial Discharge in relation to **Manchester Union Brewery unit** of MGY	• General Arrangement Plan *(**PH0251-005 - Trading Route for Planning**)* prepared by Phaus.
12	**Opening Hours** The Retail (Class A1), Restaurant and Cafes (Class A3) and Drinking Establishments (Class A4) hereby approved shall not be occupied unless and until the opening hours of such uses have been agreed in writing by the City Council as local planning authority. Those uses shall thereafter not open outside the approved hours.	Partial Discharge in relation to **Manchester Union Brewery unit** of MGY	The proposed hours of operation for Manchester Union Brewery Unit are as follows: 8am - 12am (Sunday to Wednesday) 8am - 2am (Thursday to Saturday) - last entry 1am
13	**External Hours Operation**	Partial Discharge in	The proposed hours of operation for the external seating areas of the

No	Condition Wording	Full or Partial	Submitted Information
	Prior to the first occupation of any premises within each building, a schedule of days and hours of operation of all external areas associated with that building shall be submitted to and approved in writing by the City Council as local planning authority. All external areas shall thereafter not open outside the approved hours.	relation to **Manchester Union Brewery unit** of MGY	Manchester Union Brewery Unit are as follows: 8am - 10pm
17	**Ventilation Strategy** Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.	Partial Discharge in relation to **Manchester Union Brewery unit** of MGY	The following documents have been submitted to provide the required information of the intended ventilation system: • Reflow Brochure *(**PA-Reflow-Brochure-2023-1**)* The applicant proposes to prepare rotisserie chicken for guests in the kitchen and intends to use the Purified Air Reflow Tower system including the ventilation hoods for this purpose. This will be sufficient to extract fumes from the intended installation of the required cooking equipment and therefore, does not require an external extract to be provided. The draft information was issued and subsequently confirmed as acceptable in principle by the Environment Health Officer subject to additional information with regards to cleaning and maintenance of equipment.
20	**Scheme for Acoustic Insulation** Before any A3 or A4 use hereby approved commences, the premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the development and a scheme of acoustic treatment that has	Partial Discharge in relation to **Manchester Union Brewery unit** of MGY	• Noise Impact Assessment (***24071-R01-SF Trading Route NIA***), prepared by dBx Acoustics

No	Condition Wording	Full or Partial	Submitted Information
	been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. 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		

Summary

In summary, in addition to the Condition Discharge Application Form, the documents being submitted with this application are as follows:

- Unit Location Plan (*SJQ600-CTA-XX-L00-DR-A-07901-P01*) prepared by Chapman Taylor Architects;
- General Arrangement Plan (PH0251-005 - Trading Route for Planning) prepared by Phaus.
- Reflow Brochure (*PA-Reflow-Brochure-2023-1*)
- Noise Impact Assessment (24071-R01-SF Trading Route NIA), prepared by dBx Acoustics

Payment will be made to Manchester City Council for £215 (including £70 service fee), in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-13354873).

We trust that you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me or my colleague Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely

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