

Development Management
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

Our ref EKPS/240102/JK

Submitted via the
Planning Portal

16 August 2024

Dear Sir or Madam,

Proposed Variation of Condition 3 (Opening Hours) of planning application 140319/FO/2024

4 Oldham Road, Manchester, M4 5AD

On behalf of our client, Future Cultures Limited ('the Applicant'), please find enclosed an application to vary condition 3 (opening hours) of application 140319/FO/2024 ("the Previous Permission"). The application has been submitted via the Planning Portal (Ref. PP-13338993).

Background

The Previous Permission was approved on 14 August 2024 with the following description of development:

"Proposed use of the ground floor as a drinking establishment (sui generis), together with external alterations including new shopfront and retractable awning."

Condition 3 of the planning permission sets out that:

"The premises shall not be open outside the following hours:-

- *Sunday to Friday 10:00 to 23:00*
- *Saturday 10:00 to 00:00"*

Proposed Amendment

Given the small-scale of the bar / drinking establishment, maximising its opening hours are pivotal to its sustainability. The premises will rely on post football, concert and comedy trade (along with other venues) from nearby, which typically eject customers at c.10pm. Therefore, consent is sought to vary condition 3 of the Previous Permission (140319/FO/2024) as follows [**bold text is our emphasis**]:

The premises shall not be open outside the following hours:-

- Sunday to **Thursday** 10:00 to 23:00
- **Friday and** Saturday 10:00 to 00:30

Assessment

The proposed extension to the consented opening hours is in-line with the Ancoats special licensing policy. It is also supported by data presented within the Noise Impact Assessment ("NIA") that was submitted with

140319/FO/2024. This NIA has been resubmitted with this application for ease of reference. As such, the Amended Development will not generate unacceptable levels of noise and is therefore considered to be in compliance with Core Strategy Policy DM1.

An updated Operating Schedule has been submitted, to reflect the proposed change in opening hours.

Council Officers confirmed their in-principle agreement to extending the opening hours (as above) during pre-application correspondence.

Summary and Conclusions

The principle of bringing this vacant premises back into use as a drinking establishment within Ancoats has been established with the granting of the previous permission. The proposed variation to the opening hours would help to ensure that this is a successful and sustainable venture for Future Cultures Limited that is able to encourage economic growth in the area – a local and national planning priority.

Supporting Plans and Documents

In addition to this covering letter, the planning application is supported by the following plans and documents:

- Planning Application Forms, Certificates and fee¹;
- Red-edged site location plan;
- Noise Impact Assessment prepared by Sol Acoustics; and,
- Proposed Operating Schedule.

I trust the submitted information is sufficient, however should you have any questions or require any further information, please do not hesitate to contact me by email or telephone (07300 806 110).

Yours faithfully,



James Ketley
Associate Director
james@euankellie.co.uk

¹ The required fee of £293 (+ £70.00 service charge) has been paid via the Planning Portal