



# Paul Butler Associates

Planning, Development & Heritage Consultants

15 April 2024

Mrs Julie Roscoe  
Head of Planning  
Manchester City Council  
Town Hall  
Albert Square  
Manchester M60 2LA

FAO Maximillian Gibson

23.1898/cd02

Dear Mrs Roscoe

**40 Chorlton Street, Manchester, M1 3HW**

## **Discharge of Conditions attached to Planning Permission 137851/JO/2023**

On behalf of our client, Hanover Square Hospitality Group Ltd, we are pleased to submit this application for the 'Approval of Details Reserved by Condition' relating to permission 137851/JO/2023. This condition discharge application seeks to discharge the following pre-occupation conditions attached to permission 137851/JO/2023 which relate to the ground floor and basement restaurant/ bar use:

- 11 (Schedule of hours)
- 13b (Acoustic breakout verification)
- 15b (Plant noise verification)

The numbered conditions, and the information submitted to satisfy these conditions is set out in turn below.

### **11 (Schedule of hours)**

*A schedule of hours of operation shall be submitted to, and approved in writing by the City Council, as local planning authority, for the restaurant / bar uses prior to any part of the restaurant / bar being brought into use.*

### Response

The proposed schedule of hours relating to the bar / restaurant use (Maya) is set out below. This is in accordance with the premises licence (ref 275469).

|                                                       |      |      |      |      |      |      |      |
|-------------------------------------------------------|------|------|------|------|------|------|------|
| Hours premises are open to the public                 |      |      |      |      |      |      |      |
| Standard timings                                      |      |      |      |      |      |      |      |
| Day                                                   | Mon  | Tue  | Wed  | Thu  | Fri  | Sat  | Sun  |
| Start                                                 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 |
| Finish                                                | 0300 | 0300 | 0300 | 0500 | 0500 | 0500 | 0500 |
| Seasonal variations and Non-standard Timings:<br>None |      |      |      |      |      |      |      |

### 13b (Acoustic breakout)

*b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.*

#### Response:

Please find attached the Acoustic Verification report (ref 221015-R003, dated 25.03.2024) prepared by ACA. This report provides the results of the noise testing and confirms that the requirements of Manchester City Council have been met. The report recommends that the condition can be discharged.

### 15b (Plant noise verification)

*b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.*

#### Response:

Please find attached the Acoustic Verification report (ref 221015-R003, dated 25.03.2024) prepared by ACA. This report provides the results of the noise testing and confirms that the requirements of Manchester City Council have been met. The report recommends that condition can be discharged.

The application fee (£145) has paid by my client at the time of submission.

We trust that the information submitted will enable the discharge of the above conditions. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink that reads "Lynsay Ewart". The script is cursive and fluid, with the first name "Lynsay" and the surname "Ewart" clearly distinguishable.

**Lynsay Ewart BSc (Hons) MSc MRTPI**  
*Principal Planner*