Our Ref: 23434/SH/ta
Your Ref: PP-13278473
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25 July 2024

Planning Department
Manchester City Council
Manchester
M60 2LA

Dear Sir/Madam,

DISCHARGE OF CONDITIONS 19 (LAYOUT OF TOILET) 30 (HOURS) ATTACHED TO PLANNING PERMISSION REF: 135827/JO/2022 – UNIT 1, GROUND AND FIRST FLOOR, ST MICHAELS DEVELOPMENT, MANCHESTER CITY M2 5WD

Firstplan are instructed by Big Mamma Group to submit the enclosed application to discharge conditions 19 and 30 attached to planning permission ref: 135827/JO/2022. The application has been submitted online via the Planning Portal (ref: PP-13278473) alongside the requisite planning fee of £145.

Planning permission ref: 135827/JO/2022 approved on 8 August 2023 the ***"Variation of conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace, expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments".***

Attached to this permission are a number of conditions. This application seeks to discharge conditions 19 and 30 for Unit 1 only.

Condition 19 states:

> ***"Prior to the commencement of each Class A3 restaurant and cafe use, Class A4 Drinking Establishment use, or Class A5 hot food takeaway full details showing provision of toilets, including those for disabled people, has been 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."***

As required for this condition, Big Mamma Studi have prepared the following plans:

- Ground Floor Plan (drawing no. 2306-F0-100) – this shows DDA access into the unit and a DDA toilet at ground floor. Staff toilets are also provided to the rear; and
- First Floor Plan (drawing no. 2306-F1-100) this shows both male and female toilets.

Condition 30 states:

"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."

As required for this condition, the following hours are sought for the restaurant at Unit 1:

- Monday – Saturday: 08:00- 03:30:00
- Sunday: 08:00 – 01:30
- Seasonal variation – from the end of the permitted hours New Years Eve to the start of the permitting hours New Years Day.

It is confirmed that these hours have also been agreed by Manchester City Council Licensing team. We can provide a copy of the licence if required.

I trust that the above is sufficient to discharge conditions 19 (layout of toilet) 30 (hours) attached to planning permission ref: 135827/JO/2022, and I look forward to confirmation of this shortly. In the meantime, if anything further is required, please do not hesitate to get in touch.

Your faithfully,



TITO AROWOBUSOYE
Associate

Enc.