

Ref ms – Prj - 319

02/08/2024

Application number: 140365/FO/2024

Proposal: Creation of hot food takeaway (Sui Genesis) with part of public house together with external alterations consisting of a new entrance, servicing hatch and installation of extraction flue

Location: Mary D's Beamish Bar, 13 Grey Mare Lane, Manchester, M11 3DQ

Additional information for validation

Item 1

Plans attached updated with scaled elevations

Item 2 – Acoustic study

We don't feel this is necessary as the proposal is taking over part of the existing Public House And likely to have less noise generation than the Public house.
Operating times of the takeaway will be very similar to the Pub.

No air conditioning is proposed

Ventilation

Existing mechanical extractor serving public bar shown on elevations to be retained
Existing casement windows to be retained.

Item 3

Note added to plan about level access entrance and to shared toilet accommodation

Item 4

Site layout plan indicates delivery and waste collection vehicles and routes

Item 5

Completed waste management pro forma attached, bin location shown on plan.

Item 6

Crime impact statement application has been completed awaiting a report.
Will forward asap when available.

Item 7

Acknowledged signage will be subject to a separate advertising application
Note added to proposed elevations.

Item 8

Fume extraction specification added to proposed drawing

Item 9

The current owner at Mary Ds public bar (Mr Mike Kehoe) has decided that to make the pub a more attractive venue for matchday fans visiting the Etihad and concert goes visiting the Co Op Live that he should rent out a small section of the pub to a food takeout food establishment.

This will allow customers to have an affordable meal whilst visiting Mary Ds as well as potentially attract more customers into the pub on non-event days.

The proposed area of this application is seen as surplus to requirements as most of the customers tend to use the other end of the bar area or the larger space towards the rear of the building.

This will allow this facility to service locals and event goers with affordable food and generate additional jobs for local people.