

JT/GM/99218

13 May 2024



Manchester City Council
Planning
Manchester
M60 2LA

Dear Sir/Madam

SAINSBURY'S SUPERMARKETS LTD
80 OLDHAM STREET, MANCHESTER, M4 1LE
APPLICATION TO DISCHARGE CONDITIONS 11 AND 31 of planning permission 131730/JO/2021
PLANNING PORTAL REFERENCE: PP-12818508

Introduction

We write on behalf of our client, Sainsbury's Supermarkets Ltd, in respect of the above site, to submit an application to discharge conditions 11 and 31 of planning permission 131730/JO/2021.

The information provided supports the renovation of the ground floor unit to be occupied in part as a Sainsbury's Local Convenience Store. The ground floor will be divided to form two units, allowing Sainsbury's to occupy part of the ground floor, leaving space for another occupier. Alongside this application, other changes have been proposed under separate applications. This includes shopfront changes, new plant on the roof, and new advertisements.

Condition 11

Condition 11 requires that the opening hours of the ground floor retail units be submitted and approved by the local planning authority prior to the commencement of the approved uses, with the units not operating outside of these approved hours.

It is proposed that the operating hours of the store shall be 7 am – 11 pm (0700 – 2300) every day.

These are the standard operating hours for Sainsbury's Local convenience stores within city centre locations. Oldham Street contains a mix of restaurants and bars which are open to the same time, with many of them open into the evening, with bars surrounding the site staying open until 3 am. The proposed hours will not result in any impact on the amenity of the surrounding area of residential occupiers. The hours will allow the store to operate as a convenient shopping location for top-up shops for those living close to the site at a flexible range of hours. The proposed hours mean that the store will not be open during legally defined nighttime. Given the above, we see the details provided as sufficient to comply with the requirement of condition 11.

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Condition 31

Condition 31 requires that prior to the occupation of the ground floor commercial units, details of the disposal of refuse, including recycling, shall be submitted and approved by the local planning authority. The approved scheme should then remain in place whilst the use is in operation.

See the attached existing and proposed building plans which show the location of the internal bin and refuse storage. There will be no refuse stored anywhere else in the unit or outside of the unit. The storage area contains separate storage for recycling. The proposed drawing provides the detail to comply with the requirements of condition 31.

Application Summary

The application consists of the following documentation:

- Existing and Proposed Building Plans (drawing no. PL-A-1005)

We trust that the above is clear, and we look forward to receiving notification that the application has been registered in due course.

Should you have any queries about any of the attached information, please do not hesitate to contact us.

Yours faithfully
for ALDER KING LLP

A handwritten signature in grey ink that reads 'J.J. Tarpy'.

JAMES TARPY
Senior Planner

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