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15 August 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jack Naven

Dear Jack,

Caravan (Commercial Units 2 and 3), Manchester Goods Yard, St John's, Manchester
Application for Discharge of Conditions for Planning Permission 131318/JO/2021 and 139384/FO/2024

Please find enclosed a Condition Discharge application of Conditions 6, 9, 12, 13, 17, 20 attached to Planning Permission 131318/JO/2021 and Condition 3 attached to 139384/FO/2024, relating to the 'Caravan' (Commercial Units 2 and 3) of Manchester Goods Yard ('MGY') development in Manchester City Centre. The Applicant is Manchester Quays (MGY) Developments Limited.

Background

On 14th December 2018, Full Planning Permission (121511/FO/2018) was approved by MCC at the Site for the following Description of Development:

"Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works."

The original permission was subsequently amended through several Non-Material Amendment applications before a further application (131318/JO/2021) was made under s.73 of the Town & Country Planning Act 1990 (as amended) for the following Description of Development:

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"Variation of Condition 2 attached to 121511/FO/2018, as amended, to reflect enclosing the terrace at level 9 and include additional and revised areas at ground and mezzanine floors with associated ground floor access changes on approved plans."

The above s.73 Application was granted approval on 31st August 2021, resulting in a new decision notice being issued. Part of this letter relates to discharging outstanding conditions attached to this permission relating to this commercial unit. Following completion of the building, an application (Ref. 139384/FO/2024) was made for Full Planning Permission on 27th February 2024 for the following Description of Development:

"Reconfiguration of ground floor retail space together with elevational alterations including retractable windows and other associated works."

The above application was approved on 1st May 2024 and this condition discharge application seeks to agree further details in relation to the retail unit's new permission via discharge of Condition 3. Together, subject to their approval, this should enable the tenant to satisfy all planning requirements and occupy the retail unit.

The remainder of this letter sets out the condition wording and information submitted to discharge the conditions against application reference 131318/JO/2021 and 139384/FO/2024 in relation to the 'Caravan' Retail Unit of MGY. Separate application forms have been submitted to accommodate each permission.

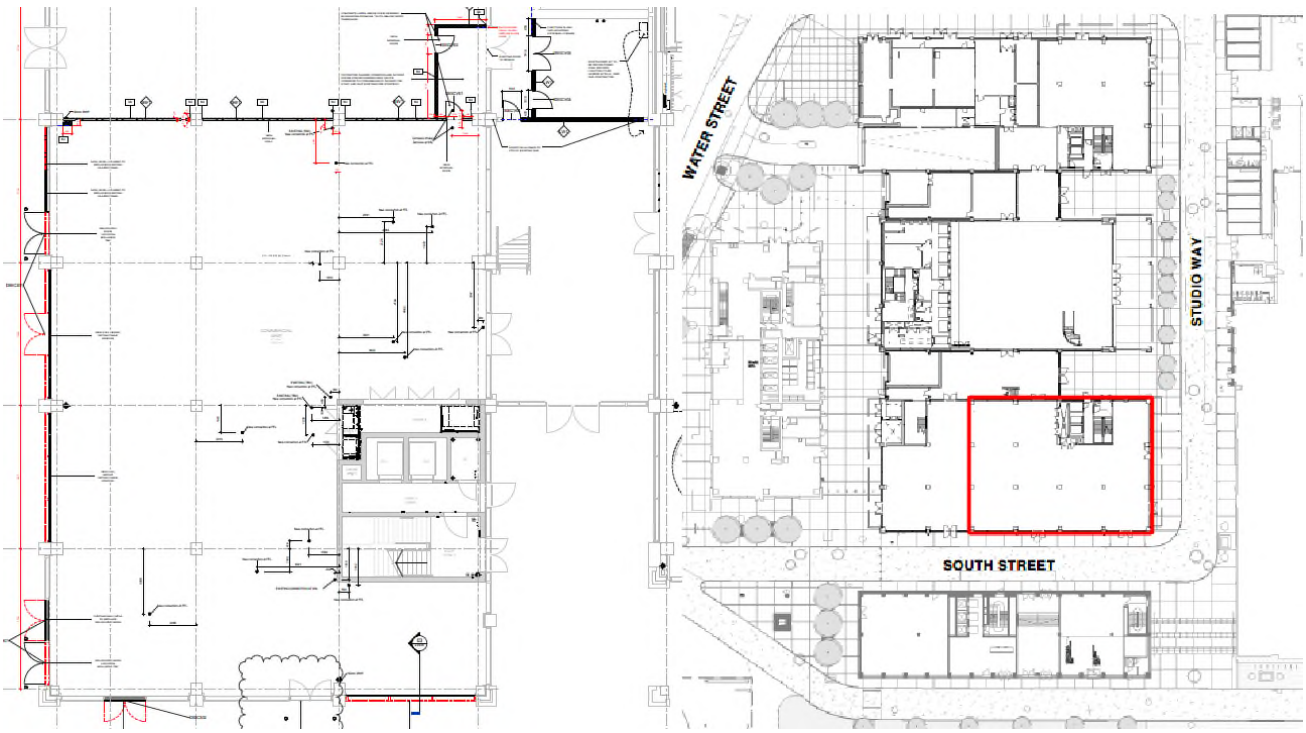


Figure 1 – Combined Retail Unit (Left) and Red Line Boundary for 139384/FO/2024

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131318/JO/2021 - Conditions to be discharged

Table 1 below sets out the relevant conditions and the documents that are submitted in support of the application for discharge, and whether full or partial condition discharge is being applied for. This information was approved in principle under planning permission reference 139384/FO/2024 and is resubmitted with this condition discharge application for completeness and ensuring both permissions have satisfied their conditions.

Table 1- Condition and Information Submitted

No	Condition Wording	Full or Partial	Submitted Information
6	**Details of External Seating Areas** Full details of all external seating areas within the development shall be submitted to, and approved in writing by the City Council, as local planning authority, prior to the first occupation of ground floor use to which the external seating areas relate. The details shall include areas to be used for the consumption of food and drink, means of demarcation, furniture, lighting, signage and a schedule of days and hours of operation.	Partial Discharge in relation to **Caravan unit** of MGY	• Caravan- **External Proposals** by Other Side (Document Ref: *Caravan MGY - External Proposals*) • **Operational Management Plan** prepared by Allied London (Document Ref: *139384_FO_2024-OPERATIONAL_MANAGEMENT_PLAN-2478777.pdf*)
9	**Details of Toilet Provision** Prior to the commencement of each Class A3 restaurant and cafe use or Class A4 Drinking Establishment use, full details showing provision of toilets, including those for disabled people, shall be 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.	Partial Discharge in relation to **Caravan unit** of MGY	• Caravan- **Ground Floor General Arrangement Plan** prepared by Chapman Taylor (Document Ref: *GA PLAN- LEVEL 00-PROPOSED CARAVAN WORKS).*
12	**Opening Hours** The Retail (Class A1), Restaurant and Cafes (Class A3) and Drinking Establishments (Class A4) hereby approved shall not be occupied unless and until the opening hours of such uses have been agreed in writing by the City Council as local planning authority. Those	Partial Discharge in relation to **Caravan unit** of MGY	The proposed hours of operation for Caravan Unit are as follows: 7 am- 2:30 am (Monday- Sunday) as evidenced in **Operational Management Plan** prepared by Allied London (Document Ref: *139384_FO_2024-OPERATIONAL_MANAGEMENT_PLAN-2478777.pdf*)

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No	Condition Wording	Full or Partial	Submitted Information
	uses shall thereafter not open outside the approved hours.		
13	**External Hours Operation** Prior to the first occupation of any premises within each building, a schedule of days and hours of operation of all external areas associated with that building shall be submitted to and approved in writing by the City Council as local planning authority. All external areas shall thereafter not open outside the approved hours.	Partial Discharge in relation to **Caravan unit** of MGY	The proposed hours of operation for the external seating areas of the Caravan Unit are as follows: 7 am- 11 pm (Monday- Sunday) as evidenced in **Operational Management Plan** prepared by Allied London (Document Ref: *139384_FO_2024-OPERATIONAL_MANAGEMENT_PLAN-2478777.pdf*)
17	**Ventilation Strategy** Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.	Partial Discharge in relation to **Caravan unit** of MGY	• Caravan- **Ventilation Strategy** prepared by M Leech Services (Document Ref: *Proposed EMAQ Compliant Spec REV 2 (incl Appendices))*
20	**Scheme for Acoustic Insulation** Before any A3 or A4 use hereby approved commences, the premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the development and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise)	Partial Discharge in relation to **Caravan unit** of MGY	• Caravan- **Operational Noise Breakout Assessment** prepared by Sandy Brown Consultants (Document Ref: *023622 M001-C Operational noise breakout assessment*). • Caravan- **Patron Noise Egress Assessment** prepared by Sandy Brown Consultants (Document Ref: *023622 M002-B Patron noise egress assessment*).

No	Condition Wording	Full or Partial	Submitted Information
	should be controlled to 10dB below the LA90 (without entertainment noise) at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively		

139384/FO/2024 - Conditions to be discharged

Table 2 below sets out the relevant conditions and the documents that are submitted in support of the application for discharge, and whether full or partial condition discharge is being applied for.

Table 2- Condition and Information Submitted

No	Condition Wording	Full or Partial Discharge	Submitted Information
3	**Acoustic Insulation** a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively. b) Prior to occupation of the development a verification report will 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	Full Discharge of Condition	• Caravan- **Operational Noise Breakout Assessment** prepared by Sandy Brown Consultants (Document Ref: *023622 M001-C Operational noise breakout assessment*). • Caravan- **Patron Noise Egress Assessment** prepared by Sandy Brown Consultants (Document Ref: *023622 M002-B Patron noise egress assessment*).

No	Condition Wording	Full or Partial Discharge	Submitted Information
	shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.		

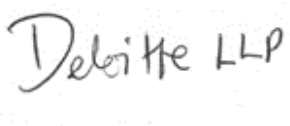
Summary

In addition to the documents listed in Table 1 and Table 2 and this covering letter, the application comprises the application form.

Payment will be made to Manchester City Council for £215 (including £70 service fee), in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-13299113).

We trust that you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me or my colleague Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely



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