

RE: 17 Quay Street (140164/FO/2024)

Danielle Zaire <dzaire@monmouthplanning.co.uk>

Mon 29/07/2024 10:33

To: Michael Pearson <Michael.Pearson@manchester.gov.uk>

 2 attachments (1 MB)

Lina Stores Waste Strategy UPDATED.pdf; 28650.NIA.01.pdf;

Hi Michael

Please find attached the noise impact assessment and an updated copy of the waste management strategy.

Kind regards

Danielle Zaire

Monmouth Planning Ltd

38a Monmouth Street, London WC2H 9EP

DDI: 020 7042 0416

E: dzaire@monmouthplanning.co.uk

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From: Michael Pearson <Michael.Pearson@manchester.gov.uk>

Sent: Tuesday, July 16, 2024 9:41 AM

To: Danielle Zaire <dzaire@monmouthplanning.co.uk>

Subject: Re: 17 Quay Street (140164/FO/2024)

Hi Danielle,

Thank you for sending this through. Per our previous correspondence, the LPA still require a noise impact assessment in order to validate your application. This is due to a drinking establishment use not being considered under the original assessment/proposal, as well as new noise receptors being present within the local vicinity since the original approval was issued on site.

Kind regards,

Michael

Michael Pearson

Career Graded Planning Officer

Development Management Central Core

Manchester City Council

Tel: 0161 219 2735

Email: Michael.pearson@Manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Danielle Zaire <dzaire@monmouthplanning.co.uk>
Sent: 15 July 2024 14:27
To: Michael Pearson <Michael.Pearson@manchester.gov.uk>
Subject: RE: 17 Quay Street (140164/FO/2024)

Hi Michael

Attached is the updated waste details, can you confirm that you now have all the information you need to validate the application?

Regards

Danielle Zaire

Monmouth Planning Ltd

38a Monmouth Street, London WC2H 9EP

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From: Michael Pearson <Michael.Pearson@manchester.gov.uk>
Sent: Friday, July 5, 2024 2:15 PM
To: Danielle Zaire <dzaire@monmouthplanning.co.uk>
Subject: Re: 17 Quay Street (140164/FO/2024)

Hi Danielle,

Thank you for your email and your confirmation on the preparation of a new noise impact assessment.

To clarify on the below, the LPA can agree to the proposed description of development and your justification on the extraction/ventilation. Once a noise impact assessment has been received your application will be validated.

Kind regards,

Michael

Michael Pearson
Career Graded Planning Officer
Development Management Central Core
Manchester City Council

Tel: 0161 219 2735

Email: Michael.pearson@Manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Danielle Zaire <dzaire@monmouthplanning.co.uk>
Sent: 05 July 2024 13:27
To: Michael Pearson <Michael.Pearson@manchester.gov.uk>
Subject: RE: 17 Quay Street (140164/FO/2024)

Hi Michael

Thank you for the below.

Yes, that is correct the applicant is would look to swap between the bar and class E use would the below be better?

"Change of use from Class E (a and b) retail to flexible use comprising of bar (sui generis) use and/or Use Class E (a and b) use"

You have noted that there are no approved ventilation and extraction details for the retail/restaurant uses approved for this site, how was that application validated and approved without these details?

Our client would also seek to secure the details by way of condition using the same conditions set out in planning permission 135294/FO/2024.

Attached is a ventilation and extraction statement and proposed floor plans showing the internal risers which will accommodate the extract duct and the roof plan which shows space allowance for the bar and restaurant uses, this demonstrates that the uses can be accommodated on site as the extract duct will be located internally within the building as granted and shown on the proposed plans. A bar use does not require an extract duct as there is no cooking of raw or fresh food. The restaurant use is worst case scenario and the details are attached. This demonstrates the use can be accommodated on the site. I trust will cover this element.

The applicant is preparing a noise impact assessment.

Danielle Zaire

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From: Michael Pearson <Michael.Pearson@manchester.gov.uk>
Sent: Friday, July 5, 2024 11:45 AM
To: Danielle Zaire <dzaire@monmouthplanning.co.uk>
Subject: Re: 17 Quay Street (140164/FO/2024)

Hi Danielle,

Thanks for your email. Just to clarify, the proposed description of development shown below would give the applicant the ability to swap between the bar and Class E use.

"Change of use from Class E (a and b) retail to flexible use comprising of Sui Generis bar use and Class E (a and b) retail use"