

**Town & Country Planning Act 1990 (as amended)**  
**Planning (Listed Building & Conservation Area) Act 1990 (as amended)**

**Refusal of details reserved by condition**

**Applicant**

Deansgate SOF Alliance Hotel Co Limited  
C/o Agent

**Agent (if used)**

Mr. Rob Gibbs  
Synergy Architects Limited  
8 Euston Place  
Leamington Spa  
CV32 4LN

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of conditions 7 (a) (Noise - Terrace Bar), 13 (a) (Plant Noise) and 14 (Fume Extraction) attached to application ref no 130446/FO/2021

**Location:** Ramada Renaissance Hotel , Blackfriars Street, Manchester, M3 2EQ

**Date of application:** 11 January 2023

**Application number:** CDN/23/0014

**Part 2 – Particulars of decision**

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Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Refused** in accordance with the information set out below.

**Condition 7 (Noise - Terrace Bar)**

Condition 7 (Noise - Terrace Bar) - The condition is not discharged

The internal noise levels have been recommended based on the above limits to not exceed 85dB day and 80dB night for the bar, restaurant and roof top bar - Details are required of how these levels will be set and subsequently controlled. It is assumed an electronic sound limiter will be installed but we require confirmation of how the 2 levels will be controlled operationally. Will the lower level of 80 dB be set throughout the trading hours or will there be 2 settings for day and night? And how will these be automatically controlled?

Glazing, façade construction, roof and external door performance has been specified in the report with examples for most - The report should also include examples of the glazing system to meet the performance requirements for the restaurant and bar in section 11.3. Once included, the applicant will need to confirm compliance with all the recommendations within the report and that these will be included in the design and construction.

It has been confirmed that lobbied door sets are being proposed for access to the external terrace. We require the performance and examples of the lobbied door set as it only looks like external door performance has been specified.

### **Condition 13 (Plant Noise)**

Condition 13 (Plant Noise) - The condition is not discharged

The Sandy Brown Plant noise assessment dated November 2022 ref M001-B which provides the plant noise limits at the receptors (48dB during the day and 42dB at night) and assessment of all the proposed mezzanine and roof level plant. The assessment includes all the required performance and specification for mitigation measures such as attenuators and louvres to the proposed plant screen which will need to be included and complied within the plant installation. The Mezzanine PURY units will need to operate on the equipment's low noise setting during the hours of 23:00 and 07:00. Confirmation of how this will be set and subsequently controlled and also confirmation that this is okay from an operational point of view.

We also require a cumulative rating table to demonstrate how the predicted rating at the receptors has been determined. This should include calculations and reductions used for distance, mitigation / attenuation measures, screening and barriers.

Comment and assessment of any attention catching features or characteristics will be required and details of any penalties to be applied. These should be included in the rating table.

### **Condition 14 (Fume Extraction)**

Condition 14 (Fume Extraction) - The condition is not discharged

The submitted risk assessment submitted for the kitchen extraction for the 3 kitchens has been reviewed -although the risk rating scores have been submitted, there hasn't been any justification to confirm how the risk score has been determined. For example, it needs to confirm the distance to receptor, confirm the number of covers and type of cooking in each of the restaurants.

A review of some of the information, the dispersion calculation demonstrates very low extraction rate. (Ground floor restaurant 5m<sup>3</sup>/s, the Mez restaurant 1.75m<sup>3</sup>/s and the sky bar restaurant extract rate is calculated as 2.01m<sup>3</sup>/s). This discharge extract rate would fall within the Poor Discharge risk rating and attract 15 point rating rather than the 5 points the submitted risk rating has accounted for. This will need to be amended in the revised rating

An ESP and Ozone system has been proposed, which may need to be updated once the revised risk rating has been submitted to include the additional points for dispersion rate and once when have confirmed agreement with the rating justification. We will also need:

1. Details of all the filters to be installed
2. A drawing to identify the location of all the filters, fans, odour / fume abatement control equipment and location of inspection hatches for the servicing and cleaning of filters, fans, motors and odour / fume equipment identifying on the drawing
3. Details of the flue termination (rain resistant jet cowl type) and;

4. Maintenance and cleaning strategy for all the filters, fans, motors, ductwork and abatement equipment

Date: 27 February 2024

Signed: 

Julie Roscoe  
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

## Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – [www.gov.uk/appeal-planning-inspectorate](http://www.gov.uk/appeal-planning-inspectorate). The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.