

7 February 2024

Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Angela,

**DIECAST – Application for Discharge of Conditions
(Planning Permission Ref: 133523/FO/2022)**

On behalf of our Client, Diecast Ltd, please find enclosed an application for the discharge of Condition 5 (Outdoor Seating Management Strategy) attached to Planning Permission Ref: 133523/FO/2022.

On 31 May 2022, Planning Permission Ref. 133523/FO/2022 was granted for:

“Change of use (for a temporary period of three years only) from an industrial foundry (Class B2) to a mixed-use development with retail, leisure and office uses (Use Class E and Sui Generis (drinking establishment)), external alterations including creation of new entrances and over-cladding of the roof, temporary installation of new structures within the forecourt and associated works including cycle parking and new electric vehicle charge points, the erection of external pergolas.”

Condition 5 – Outdoor Seating Management Strategy

Condition 5 states:

“Prior to commencement of the use of the outdoor seating area/s hereby approved, an outdoor seating management strategy shall be produced and submitted to the City Council as Local Planning Authority for review and approval. The strategy shall include details of the general management, times of use, confirmation that there will be no amplified sound/music and a strategy for the management of litter/refuse and any anti-social behaviour by patrons.”

DIECAST has produced a “Smoking and Al Fresco Dining Policy.” It details that the external area will be covered by CCTV, and continually monitored by staff when in use. The document also confirms that no amplified music will be played externally; noise levels will be continually monitored; all patrons will be required to go inside by 11pm, and that entrance and exits of the venue will be closely monitored to ensure no loitering occurs.

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The document states that the area will be regularly inspected and cleaned by staff, and ashtrays will be provided to reduce any instances of littering. It also confirms that patrons who disregard signage and instructions will be asked to move inside and/or leave the premises.

The “*Smoking and Al Fresco Dining Policy*” is submitted to discharge Condition 5 in full.

Submission Summary

This application comprises this covering letter and the information set out in Table 1.

Table 1: Summary of discharge of conditions submission

Condition Number	Full or Partial Discharge	Information submitted
Condition 5	Full Discharge	External Management Strategy produced by DIECAST

The requisite fee of £145.00 (plus Planning Portal fees) has been paid online. The Planning Portal Reference number for the submitted condition discharge application is PP-12786631.

We request the Local Planning Authority’s written consent that the enclosed information is sufficient to allow the full and partial discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Kelly McCann (kmccann@deloitte.co.uk / 0161 455 6671) or Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102).

Yours sincerely



Deloitte LLP

Encs.