



DISCHARGE OF CONDITON STATEMENT

In respect of

Circle Square, Ground Floor,
Building 10b Ancillary Unit,
Manchester, M1 7FA

On behalf of

Mr Su

Ref: 22-110-DA-01

Date: 29th March 2023

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1. INTRODUCTION

This report has been produced in support of a discharge of conditions on the application **110055/FO/2015/C1** on behalf of the café/restaurant Mr Su. The following conditions are to be discharged on the application:

11) Before any new use hereby approved commences, within each of the ground floor units, details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

*13) Deliveries, servicing and collections, including waste collections for the ground floor units shall not take place outside the following hours:
07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays*

16) Before any use hereby approved commences within the ground floor units for a Class A3 or Class A4 use, final details of how 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 (including where appropriate acoustic lobbies) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall thereafter be fully implemented in accordance with these details.

*17) In relation to the ground floor units the following details shall be submitted and agreed in writing before first occupation of the units:
(a) a signage strategy;
(b) a layout and design strategy for any outside furniture and associated fixtures and fittings;*

This statement is to be read along with the submitted drawings referenced as:

22-110 - C - 01

22-110 - C – 02

22-110-C-02-B Detailed GA Plan

DJT-220001_M01

2. PROPOSED

PROPOSAL

It is proposed to provide removable outdoor seating for the associated premise. The seating and table will be of a durable aluminium or similar like material which will be removable and repositioned as and when needed. In addition, 3 indoor and 1 outdoor LED backlit signage will be proposed at various points of the unit; with 1 Unlit outdoor signage also proposed as indicated on the drawings 22-110 - C - 01 and 22-110 - C – 02. Figure 1, 2 and 3 show typical examples of the proposal in use and will be similar in nature, with Figure 4 the proposed Unlit Signage to be used on the exterior (noted as signage 5 on the attached drawings). These additions will be of a smart dark / black finish complimenting the ground floor unit and surroundings. Consequently, a welcoming street scene will be achieved by way of outdoor seating intervention on smartly lit LED signage.



Figure 1 Example of outdoor seating.



Figure 2 Example of Backlit LED indoor signage

SIGNAGE

Outdoor signage will be of a similar style and finish to the image below. Finish to be in black aluminium casing with illuminated LED screen.



Figure 3 Example of outdoor signage



Figure 4 Unlit signage to be proposed on external wall, noted as 'Signage 5 on 22-110 - C - 01 and 22-110 - C - 02.

OPENING HOURS

Opening hours will follow the same timings as other units within the area. They will be:

Monday to Friday : 08:00 – 23:00

Saturday & Sunday : 08:00 – 23:0

Bank Holidays: 08:00 – 23:00

DELIVERIES AND WASTE COLLECTION

Deliveries, servicing and waste collection to take place within the allocated hours:

Monday to Saturday : 07:30 – 20:00

Sunday & Bank Holidays: 0800 - 2300

EXTRACTION STRATEGY

Extraction method to be read in conjunction with the strategy and specification drawn up:

DJT-220001_M01.

ACOUSTIC TREATMENT

Details of acoustic treatment to be read in conjunction with drawing:

22-110-C-02-B Detailed GA Plan

3. CONCLUSION

The above information along with the attached drawings provide sufficient information on the intended interventions and lighting proposed on the ground floor unit. The outdoor seating and lit LED signage will be a welcoming addition on the building and contributing to the street scene and character of the surrounding area.