



Emily Booth
Planning
Manchester City Council
By email: emily.booth@manchester.gov.uk

24 Mount Street
Manchester
M2 3NX

17 October 2023

Dear Emily,

Part 1 response to request for further information in relation to 137585/LO/2023 and 137584/FO/2023, Unit 15, Barton Arcade, Manchester.

This letter responds to your request for further information in relation to applications 137585/LO/2023 (listed building consent) and 137584/FO/2023 (change of use), issued via emails dated 4th October and 11th October regarding Environmental Health and Highways. These requests are appended to this letter for convenience. I have responded to each topic area in turn and enclosed supporting documentation where referenced.

Environmental Health Service

Hours (Condition HOURS1)

There is no objection to this condition, as it has been set with regard to the opening hours detailed within the original submission. In correspondence dated 5th October 2023, I wrote to the Council requesting if the weekday opening hours could be altered from 07:00 – 19:00 to 06:00 – 20:00 to futureproof any evolving needs of the applicant's business.

Environmental Health Service offered no objection in principle but highlighted the 06:00 commencement placed the operating hours within the nighttime category, which would need to be considered in the Acoustic Assessment, particularly with regard to noise breakout. Noise breakout, amongst other matters, have been addressed in a response report prepared by Temple Ltd. (see below). The responses therein should ensure that the weekday hours of operation can be altered without further investigation.

Acoustic Report (Conditions NSE1 and NSE6)

Temple Group Ltd. have provided a full response to the enquiries raised by Environmental Health Service in a separate letter, which is appended. Key points are summarised as follows:

- Lack of physical changes, no new plant and provision of a digital noise-mitigating device ensures the requirement for verification reports and post-completion testing should not be required.

- No additional machinery or free weights are proposed, and the spin cycles themselves are not anticipated to be noise generating.
- Break-out noise will be consistent, if not less than the previous nightclub use.

Waste

Barton Arcade is supplied with waste bins in the following dimensions and quantities: 240-litre mixed glass x 10, 660-litre mixed municipal waste x 90 and 660-litre cardboard x 26. These are communally available within the buildings' sub-basement (floor plan provided as part of the validation additional information submission) The Barton Arcade Property Management Team have advised there is space for additional bin provision if needed.

Externally, bins can be stored along Barton Square for Unit 15, clear of any entrances, for easy access.

On collection days, the bins are handled by Barton Arcade's security team and deposited at the southern end of Barton Square for collection. Post-collection, the security team place the bins back into the sub-basement.

I have been advised by the Barton Arcade Property Management Team that this is the extent of their waste management plan. Given the applicant is a leasee of Unit 15, a more appropriate condition would read that the applicant is to adhere to Barton Arcade's existing waste arrangements, rather than provide an individual scheme.

Highways

Site Accessibility

Accessibility of the site will be communicated to employees, members and visitors primarily via the company's website (<https://rydestudios.com>). Presently, there is a "Contact" page showing a map of the existing Leeds studio. Upon establishment of the Manchester studio, a separate or expanded page will be created to include an equivalent map. The website will also be updated with a "How to find us" page or equivalent, featuring an address, as well as instructions for walking, travel by bus and by Metrolink/train. A contact email will also be provided to enquire about any mobility issues.

RYDE also have a smartphone app, but its capability is limited to showing a location map. Nevertheless, the app will be updated with the location of the new Manchester studio.

Parking and Access

The applicant anticipates that employees and most members will be based locally, and it is considered that the proposed updates to the website and app would feature sufficient detail about the how the site can be access via alternative transport modes. For this reason, I would consider a printed Travel Information Leaflet to be unnecessary.

Cycle Parking

Highways have sought clarification on the proposed cycle parking for the proposal. None is proposed. The subject site only has a small frontage to Barton Square which has no space for cycle parking bays without obstructing either the pavement or road. Access to the interior is primarily via stairs, which is

impractical for bikes (the lift is only intended for staff, servicing, and case-by-case limited mobility use). The proposed layout has made use of the existing space as much as possible due to the building being Grade II* listed and there would be no additional room for interior bicycle storage.

Numerous public bicycle parking facilities are available in the immediate area, which have been illustrated on the enclosed map.

Construction Management

Construction work will be generally limited to installing internal fittings and equipment, with vehicles making use of Barton Square, which is a low traffic/footfall street. I request that, if considered necessary, a Construction Management Plan applied as a condition of consent. Any traffic management permissions can be readily sought through the appropriate channels.

Part 2 response

I am currently in the process of co-ordinating updated plans and a response regarding the design and heritage feedback received via email on 13th October 2023. This will be issued in due course.

Yours sincerely,



Marc Zablotny, MPlan MRTPI
Senior Planner