Paul Butler Associates
Planning, Development & Heritage Consultants

18 January 2024

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

FAO Maximillian Gibson

23.1898/cd01

Dear Mrs Roscoe

40 Chorlton Street, Manchester, M1 3HW

Discharge of Conditions attached to Planning Permission 137851/JO/2023

On behalf of our client, Hanover Square Hospitality Group Ltd, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'.

Planning Permission 120392/FO/2018 was granted on 22 August 2018 and gave consent for "*Change of Use to apart-hotel providing 41-beds (Use Class C1) with a restaurant/bar use at ground and basement floor (Class A3/A4), with a one storey plus mezzanine extension at roof level, external alterations and the provision of a substation, and associated works to allow the building to be converted".*

This permission has been implemented and the aparthotel is currently in use and operating as 'Leven'. The restaurant/ bar use at basement and ground floor levels has not been commenced, however an operator is now on board with the unit to open as Maya Brasserie in March 2024. Application 137851/JO/2023 secured amendments to 120392/FO/2018 under Section 73 of the Town and Country Planning Act 1990. This condition discharge application seeks to discharge the following conditions attached to permission 137851/JO/2023 which relate to the restaurant/ bar use :

- 3 (Materials)
- 4 (External lighting)
- 5 (Secure by design)
- 11 (Schedule of hours)
- 13a (Acoustic breakout)

The numbered conditions, and the information submitted to satisfy these conditions is set out in turn below.

Condition 3 (Materials)

Notwithstanding the details approved under app. ref. CDN/19/0131 (Supporting Information MATERIAL SPECIFICATION received by the City Council, as Local Planning Authority, on 18/02/2019), no development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development, including all replacement windows and doors, along with jointing and fixing details, brickwork and mortar, have been submitted to and approved in writing by the City Council as local planning authority.

Response:

Please refer to the submitted materials schedule and method statement prepared by Block. Samples of the materials are available to view on site.

Condition 4 (External Lighting)

Notwithstanding the details approved under app. ref. CDN/19/0131 (Drawing - Proposed EXTERNAL LIGHTING AND SIGNAGE; Drawing - Proposed 5062-HMACH- ZZ-DR-A-20201 REV C1 NORTH WEST (RICHMOND ST.) ELEVATION 20.2 GENERAL ARRANGEMENT ELEVATIONS; Correspondence EMAIL FROM AGENT RE: LIGHTING; Supporting Information ELLIS2 TWOWAY PRODUCT SPECIFICATION; Supporting Information MOTO HIGH POWER - SCREEN GLASS PRODUCT SPECIFICATION all received by the City Council, as Local Planning Authority, on 29/05/2023), prior to the commencement of the development hereby approved, full and final details of any external lighting shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

Response:

Please find attached the 'DARTMOUTH TWIN GU10' specification sheet – the installed lights will be in finish 'textured black' at the locations as shown on approved drawing Proposed ES_1_ REV 8 EXTERNAL ELEVATIONS.

Condition 5 (Secure by Design)

Notwithstanding the details approved under app. ref. CDN/19/0131 (Supporting Information CONDITION 5 DES MEASURES CRIME IMPACT STATEMENT received by the City Council, as Local Planning Authority, 18/02/2019) and under app. ref. CDN/21/0648 (Supporting Information CCTV SPECIFICATION; Supporting Information DRAWINGS AND SPECIFICATIONS; Supporting Information SPECIFICATIONS AND DRAWINGS; Drawing - Proposed X9 PLANS RE CCTV received by the City Council, as Local Planning Authority, on 03/09/2021) details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as

local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Response:

Please see attached the list of security measures to be incorporated which relate to the bar/ restaurant use.

11 (Schedule of hours)

A schedule of hours of operation shall be submitted to, and approved in writing by the City Council, as local planning authority, for the restaurant / bar uses. prior to any part of the restaurant / bar being brought into use.

Response

The proposed schedule of hours relating to the bar / restaurant use (Maya) is set out below. This is in accordance with the premises licence (ref 275469).

Hours premises are open to the public							
Standard timings							
Day	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Start	1200	1200	1200	1200	1200	1200	1200
Finish	0300	0300	0300	0500	0500	0500	0500
Seasonal variations and Non-standard Timings: None							

13a (Acoustic breakout)

Notwithstanding the details approved under CDN/23/0559 (Noise assessment or information prepared by ACA Acoustics ref. 221015-R001A received by the City Council, as Local Planning Authority, on 15/08/2023), 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 that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

Response:

Please find attached 'Acoustic assessment of proposed new restaurant and bar to an adjoining hotel' prepared by AEC (ref 221015-R001B, dated 16th January 2024).

The application fee (£145) has paid by my client at the time of submission.

We trust that the information submitted will enable the discharge of the above conditions. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely

Lynsay Ewart

Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner