

Condition(s) attached to this decision

1) The development (extension of the existing bar) must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Dwgs LXA-WHM-000 Location Plan and LXA-WHM-001 Existing Plan stamped as received on 27-06-23;

(b) Dwgs LXA-1691-050 Planning Plan - Ground & First Floor-Rev C, LXA-1691-051 Planning Plan - Second & Third Floor-A3 and LXA-1691-051-ELE.pdf

(c) The Washhouse, 19 Shudehill, M4 2AF, Verification report for the noise impact of the operating "Secret Bar" and assessment of the proposed additional area by ADC 24th May 2023 stamped as received on 27-06-23;

(d) The Washhouse Manchester Operational Management Plan stamped as received on 27-06-23;

(e) Covering letter by ICENI stamped as received on 27-06-23; and

(f) Access Management Note stamped as received 23-10-23

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1 and DM 1 and saved Unitary Development Plan policy DC26.1.

3) Deliveries, servicing and collections, including waste collections 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

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) The premises shall not be open to the public outside the following hours:-

12:00 to 03:00 Monday to Sunday

Reason - For the avoidance of doubt as applied for and in interests of residential amenity in order to reduce noise and general disturbance in accordance with saved

policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the Waste Management Strategy Pro-forma stamped as received on 20-04-21 (as approved under application ref no 129840/FO/2021) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. This shall include increases in the 5 collections per week approved under application ref no 129840/FO/2021 in accordance with the increase in frequency set out within the covering letter by ICENI stamped as received on 27-06-23

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

6) The premises shall operate in accordance with noise levels and noise management as set out within The Washhouse, 19 Shudehill, M4 2AF, Verification report for the noise impact of the operating "Secret Bar" and assessment of the proposed additional area by ADC 24th May 2023 stamped as received on 27-06-23 which includes that there will be no amplified entertainment music noise within the premises.

For the avoidance of doubt should if higher music levels are required in the future than as specified in the above report then an updated assessment and recommendations will be required.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy

7) The use of the additional 2nd floor bar area shall not commence unless and until the ramped access from Well Street as shown on dwg LXA-1691-50 Rev C and LXA-1691-051-ELE has been implemented.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1