



Paul Butler Associates

Planning, Development & Heritage Consultants

14 August 2023

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

FAO Maximillian Gibson

23.1898/cd

Dear Mrs Roscoe

40 Chorlton Street, Manchester, M1 3HW

Discharge of Conditions attached to Planning Permission 120392/FO/2018

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'. As such a number of the conditions attached to 120392/FO/2018 have been discharged or partially discharged to enable development to commence and the aparthotel (C1 use) to be brought into use.

The restaurant/ bar use at basement and ground floor levels has not been implanted, however an operator is now on board with the unit to open as Maya Brasserie later this year. As part of this application we are applying to discharge the following conditions which relate to the restaurant/ bar use:

- 6 (signage)
- 12 (extraction)
- 13 (acoustic attenuation: restaurant)
- 15 (external equipment)
- 17 (smokers' strategy)

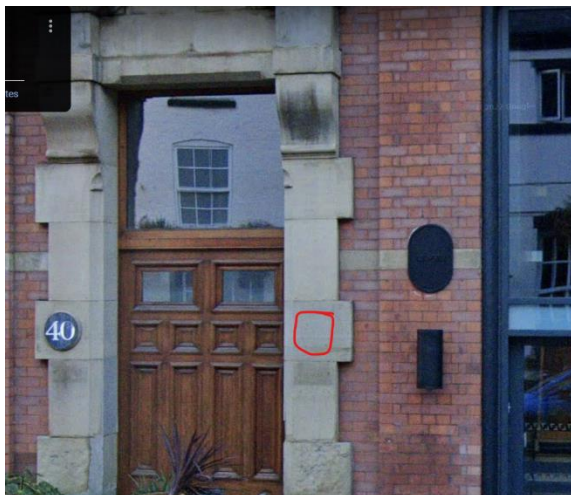
The numbered conditions, and the information submitted to satisfy these conditions is set out in turn below.

Condition 6 (signage)

Before the proposed use first brought in to use, full details of a signage design strategy shall be submitted to and approved in writing by the City Council as local planning authority. Any works approved in compliance with this condition shall be fully implemented before any of the commercial ground floor uses are brought in to use.

Response:

The signage proposals include a circular sign to the main front door on the Chorlton Street elevation. The proposed sign will be aluminium in RAL 7016, with white lettering and a subtle LED backlit effect as per the below concept drawing and to replicate the existing circular number plate.



Condition 12 (extraction)

Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Response:

Please find attached the following information:

- MEP Services Design Specification – Issue 01 – 27-06-23
- Halton Recirculating Extract Unit Brochure
- Mezzanine Basement Level Hvac Mechanical Services Layout Dwg M_02

- Lower Ground Level Hvac Mechanical Services Layout Dwg M_03
- Upper Ground Level Hvac Mechanical Services Layout Dwg M_04
- Hvac Mechanical Services Elevations dwg M_05

The submitted information confirms that the kitchen extraction will be a recirculation system, and therefore there will be no discharge of fumes / odours external of the building. On this basis no further details relating to fume dispersal or odour abatement are required.

Please note this information has also been provided in support of a S.73 application to vary permission 120392/FO/2018 to enable external alterations associated with the proposed restaurant / bar use and associated plant.

13 (acoustic attenuation: restaurant)

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 10dB 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, respectively.

Response:

Please see attached the Acoustic Assessment prepared by ACA Acoustics, ref 221015-R001A, dated 24th January 2023.

15 (external equipment)

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

Response

Please see attached the Acoustic Assessment prepared by ACA Acoustics, ref 221015-R00, dated 8th August 2023.

17 (smokers' strategy)

The proposed hotel and restaurant / bar uses shall not be brought into use unless and until a strategy confirming arrangements for the management of smokers has been submitted to, and approved in writing by, the City Council, as local planning authority.

Response:

The following smokers' strategy will be implemented:

Guests of Maya Brasserie will be directed to the designated smoking point which will be located to the south of the entrance on Canal Street. This area will be clearly sign-posted as the designated smoking area, will have designated smoking ashtrays that will be managed by the restaurant / bar staff. This area will be designated as close as possible to the building while away from the main entrance. Regular Maya team inspection will be recorded and monitored to ensure this area is kept to the best standard of condition at all times.

The application fee (£116) 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 BSc(Hons) MSc MRTPI
Principal Planner