

11 April 2023

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Planning Department
Manchester City Council
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Town Hall
Manchester
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Lambert Smith Hampton
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Dear Sir or Madam,

Section 73 of the Town and Country Planning Act 1990

Application to Vary Condition 4 of Planning Permission Reference: 136056/FO/2023

GRUB, 50 Red Bank, Manchester M4 4HF

On behalf of GRUB, Lambert Smith Hampton (LSH) hereby apply to Manchester City Council under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 4 of planning permission reference 136056/FO/2023. Planning permission was granted in March 2023 for the following:

“Continuation of the Temporary Use for a two-storey building (Use Class E(a), E(c), E(d)E(g), B2, F2(c) and Sui Generis at ground floor and first floor and related access, street art/ free wall for a further period of 3 years until July 2026.”

The application to vary Condition 4 was submitted online via the Planning Portal and in addition to this letter comprises of the following:

- Application Form and Certificates;

Existing Condition 4

The existing wording of Condition 4 is shown below:

*“The premises shall not be open outside the following hours -
16:00-22:00 Monday to Friday
12:00-22:00 Saturday
12:00-18:00 Sunday/Bank Holiday”*

Requirement for the Proposed Variation of Condition 4

This application is required to amend the above opening hours of Condition 4 to:

*“The premises shall not be open outside the following hours -
12:00-23.00 Monday to Sunday”*

Application 136056/FO/2023 was submitted as a continuation of temporary approval (ref: 125636/FO/2019). The amendments sought within this Section 73 application would revert the permitted opening hours back to those that were previously submitted and approved in 2019, under which the venue has been operating successfully.

This approach has been agreed with Maximillian Gibson, who has confirmed that Environmental Health have no issue with the hours previously approved and so we trust that the information provided in support of this application is sufficient for the Council to validate and consider the S73 application.

Given that this S73 is the 'first revision of an application for development of the same description on the same site by the same applicant, within 12 months of the date of the decision' (Planning Portal), this submission qualifies as a 'free go', with no application costs.

If any further information is required, please do not hesitate to get in contact with myself or my colleague Maisie Boyes (MBoyes@lsh.co.uk).

Yours sincerely,



Paul Shuker
Director
Planning Development & Consultancy

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