



WeWork
Dalton Place
29 John Dalton Street
Manchester
M2 6FW

email: manchester@iceniprojects.com
web: www.iceniprojects.com

Information, Delivery & Support Team
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

31st March 2023

LF- 23/120
BY EMAIL

To whom it may concern,

**CHANGE OF USE FROM CLASS E(B) FOOD AND DRINK TO A SUI GENERIS DRINKING
ESTABLISHMENT (REF. 136330/FO/2023). HOUSE OF ESK, UNIT 2A, 6 NEW UNION STREET,
MANCHESTER**

I write on behalf of my client, House of Esk, to submit a revised package of information in order to allow Manchester City Council to process and validate the submitted planning application at Unit 2a, New Union Street, in line with the invalid letter received and dated 7th March 2023. We set out below the information that our client has been asked to submit, and then provide a response to each point.

a. Submitted Information

Can you provide details of the proposed opening hours?

Please see submitted Operational and Management Plan, which confirms that the proposed opening hours are as follows:

- Monday to Thursday & Sunday: 09am to 10pm
- Friday to Saturday: 09am to 11pm
- Outdoor seating area: Monday to Sunday 09am to 9pm

Layout plans existing and proposed (scaled) are required

Please see enclosed internal floorplan. The layout will remain as existing, it is the nature of the use that is changing, rather than any physical internal or external changes.

Is previously approved acoustic scheme (app ref no CDN/18/0726) is still valid?

We have provided a letter prepared by dBx Acoustics Ltd to confirm that the existing acoustic scheme installed in the unit is still acceptable for the proposed change of use. This is on the basis that no new

plant is being installed, and no live or amplified music will be played. As noted within the letter, here is an existing bar within Unit 2 (Cask) which has an identical glazing / façade construction to Unit 2A, as well as an identical separating floor construction to the apartments above with no ceiling installed. There are no reported noise issues associated with the operation of this unit. This is therefore a positive indication that the proposed change of use will not have an adverse noise impact on residents.

As the proposed use of the unit will be similar to its existing use, and as the letter from dBx Acoustics confirms that no new mitigation is required, we trust that there is no requirement for a post completion survey of the noise environment.

dBx Acoustics provided support with the original planning application for the erection of this unit (as part of the wider Cotton Field Wharf development), and supported the discharge of conditions, therefore a high degree of confidence can be placed on their evidence as they are very familiar with the site.

Can you confirm that the existing refuse arrangements for refuse are still adequate for the new use?

The existing arrangements to manage waste are still adequate. The waste storage area for the unit is located at the rear of the building by the car park. Photos provided show that there is sufficient room for additional bins to be placed should the new use generate more waste (e.g. bottles). The bin store area is accessed via leaving the unit at the rear, exiting at the side of the building and walking alongside the building towards the car park. Waste will only be transported to the bin store in the day, to avoid disturbing local residents. We have provided two plans showing the bin store area in relation to the unit. This unit would manage their waste in the same manner as the neighbouring bar, Cask (located in unit 1).

Please confirm no new plant or cooking facilities are to be installed.

No new cooking facilities or plant is proposed. The premises currently operates as a café, serving a limited food menu (toasted bagels) and hot drinks (which therefore requires no extraction or ventilation equipment). The proposed use will operate in a similar way during the weekdays, but the planning application secures the ability for the unit to operate as a bar, without serving food, during later afternoons and evenings.

Operating Schedule / Management Strategy is required.

The Applicant has provided an Operational and Management Statement. This provides information on the following:

- Opening hours.
- Outdoor seating arrangements.
- Dispersal procedures.
- Strategy for managing smokers.
- Security and CCTV.
- Waste management.
- Managing deliveries.
- Training staff.

b. Policy Assessment

Policy C10 (Leisure and the Evening Economy) of the MCC Core Strategy is the principal policy against which the proposal should be assessed. This policy states that:

New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

- 1. Cumulative impact – in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.*
- 2. Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.*
- 3. Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.*

When considering the impact of a proposed bar or hot food take away regard will be had to the above policy and also:

- The existing number of similar establishments in the immediate area and their proximity to each other;*
- The type and characteristics of other uses, such as housing, shops and public houses;*
- The existence of vacant shop units and the condition of the unit;*
- The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community;*
- The character of the centre and its frontage, and the nature of the use proposed;*
- The potential impacts of the proposal on the wider community; and*
- Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.*

We would note that with regards to this policy, the proposed change of use will support the evening economy within Ancoats and provide an alternative place for local residents to visit in the evenings as well as during the day, broadening the drinking and dining options available within Cotton Field Wharf. Whilst there is already a bar within vicinity of the site (Cask), it is not considered that there is an over-concentration of drinking establishments in the area that would lead to harmful cumulative impacts.

In relation to residential amenity, the proposal has considered its proximity to neighbouring residents and as a consequence, does not propose any amplified or live music. The detailed Operational and Management Plan document submitted with the application demonstrates that the proposal will be managed effectively to ensure that no noise nuisance or anti-social behaviour is generated from the bar.

It is considered that the proposal is compliant with Policy C10 and will help to support the creation of a safe, balanced and socially inclusive evening economy within the Cotton Field Wharf area.

c. Other Matters

With regards to the submitted application form and land ownership, it is noted that Certificate B should have been checked as Ms Emma Eskdale is not the sole owner of the property. Technically, we understand that Manchester City Council are the freeholder of the site, though House of Esk's Landlord

is understood to be Manchester Life/Silk Glass Developments Ltd. Manchester Life/Silk Glass Developments Ltd have already given Ms Eskdale consent to submit the planning application for the change of use to a Sui Generis bar. However, we have updated the planning application form accordingly and served notice on all parties for completeness.

d. Conclusion

The application pack now comprises of:

- Site location plan – already provided.
- Internal floor plan.
- Operational and Management Plan.
- Supporting letter from dBx Acoustics Ltd.
- Supporting indicative plans showing the rear access to the bin store and location of the shared bin store.
- Photos showing the internal shared bin store area.
- This cover letter.

We trust that the information provided allows the planning application to be validated in due course. Should you have any questions or queries about the submitted application package, please do not hesitate to contact me via email or mobile.

Yours sincerely,



Lucy Furber
SENIOR PLANNER

cc. Emma Eskdale – House of Esk