

**Our Ref: HB/KN0009/22**

2 September 2022

Planning  
Manchester City Council  
PO Box 532  
Manchester  
M60 2LA

Dear Sir/Madam,

**The Deansgate Tavern, 303 Deansgate, Manchester M3 4LQ**  
**Discharge of Condition 4 of Planning Permission Ref. 132748/FO/2022**  
**Planning Portal Reference: PP-11562385**

We are instructed by Greene King Retiling and Brewing Ltd to make an application to discharge Condition 4 imposed on planning permission 132748/FO/2022 which granted consent for:

*“Installation of steel pergola structure with retractable roof at upper floor level, new external staircase, demolition of part of first floor external wall, installation of lobby area, new parapet to roof and minor external alterations”*

The application has been submitted via the planning portal. The fee for this application is £116.00 which has been paid directly to the Planning Portal.

Condition 5

This states that:

*“Prior to the first use of the new upper terrace hereby approved, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority”*

*Reason: In the interests of the amenity of the area, including nearby residential accommodation in order to reduce noise and general disturbance.*

Approval is sought for the use of the of the upper terrace during the following hours.

0900 – 0000 (Sunday to Thursday)  
0900 – 0100 (Friday and Saturday)

The premises will be open for coffee and breakfast and hence opening time is 9 am. The proposed hours corresponding to the trading hours of the premises and the hours that the existing roof terrace will operate.

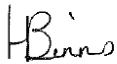


For the avoidance of any doubt, this submission requires details to be submitted of the opening hours of the new upper roof terrace only which sits on top of the existing terrace. The condition relates **only** to the new structure / upper roof terrace and **not** the existing and long-established roof terrace which lawfully operates entirely unrestricted and will continue to do so in the future.

I trust that the information supplied is sufficient to enable the discharge condition 4.

If you require any additional information or have any queries concerning the submitted information, please do not hesitate to contact me.

Yours faithfully,



**Helen Binns BA (Hons), MTPL, MRTPI**

**Principal Consultant**

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