



Paul Butler Associates

Planning, Development & Heritage Consultants

22 July 2022

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

L1203/S73/TF

FAO Jennifer Atkinson

Dear Mrs Roscoe

Location: Land Bounded By Thompson Street / Mason Street / Bendix Street And Rochdale Road, Manchester
Proposal: Variation of conditions 2 (specified plans) and 5 (drainage strategy) attached to planning permission referenced 118120/FO/2017 to allow changes to the drainage strategy
Application: 123371/JO/2019

On behalf of our client, Beech Holdings, please find enclosed an application for the variation of condition 22 attached to planning permission 123371/JO/2019, under Section 73 of the Town and Country Planning Act 1990.

The application proposes a slight change to the wording of planning condition 22 (commercial unit opening hours). The proposed amendments to the condition wording is discussed below.

Condition 22 – commercial unit opening hours

A coffee shop operator is keen to take space within one of the commercial units. However, for this to be viable it will be necessary to amend the Monday to Saturday opening hours to allow for a start time of 06.30am. This extension to opening hours would not result in any loss of amenity to neighbouring residents and would not be associated with any adverse planning impacts. Furthermore, any impact associated with a coffee shop operation is likely to be minimal.

It is considered that the proposed variation to the operating hours is acceptable. The proposed variation to condition 22 is set out below:

The commercial units hereby approved, as indicated on drawing 103_101 Rev P6 stamped as received by the City Council, as Local Planning Authority, on the 31 January 2018, shall not be open outside the following hours:-

Monday to Saturday 06.30hrs - 23.00hrs

Sundays 09.00hrs - 23.00hrs

There shall be no amplified sound or any amplified music at any time within the units.

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We understand that a variation to the Section 106 Agreement may be required; and that whilst the proposed changes will not change the overall scope of the Section 106 agreement, a variation is required to account for this Section 73 application.

We have included the applicant's solicitor contact details below so this matter can be actioned at the earliest opportunity:

Matthew Henshaw
Addleshaw Goddard LLP

T: 0161 934 6417

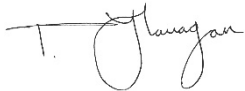
M: 07802 719706

E: Matthew.henshaw@addleshawgoddard.com

This application has been completed and submitted via the planning portal.

We trust that the information submitted in support of the application is sufficient to enable the positive determination of the application. However, if you require any further information please do not hesitate to get in touch. We look forward to working with you in progressing this application to determination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T. Flanagan', with a stylized flourish at the end.

Tom Flanagan MTCP MRTPI
Director