

Jack Naven
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

12th March 2025

Dear Jack

**DISCHARGE OF CONDITION APPLICATION
THE STABLES, GRAPE STREET, MANCHESTER
APPLICATION REFERENCE: 143177/JO/2025**

I write on behalf of the applicant, All Studios Holdings Limited, in relation to a discharge of condition application relating to the above consent.

Introduction

Planning and listed building consent (LBC) were granted for works at the above site in June 2024 as follows:

'Change of use, refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138279/FO/2023).

and;

'Listed Building Consent for refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138280/LO/2023).

The above applications were subsequently varied to allow an amendment to the external façade, and as part of this, a Phasing Plan was consented. Due to the number of varying elements associated with the development, it was agreed that the scheme would be delivered in phases, with the element to the western side of the courtyard being progressed first as Phase 1, and the eastern side of the courtyard will be progressed at a later date, as Phase 2. For clarity, the below applications are the latest consents:

'Variation of condition 2 (Specified Plans) pursuant to planning permission 138279/FO/2023 to amend

the design of the Grape Street frontage and allow for phased implementation with associated amendments to conditions.’ (Reference: 143177/JO/2025)

and;

‘Variation of condition 2 (Specified Plans) pursuant to listed building consent 138280/LO/2023 to amend the design of the Grape Street frontage and allow for phased implementation with associated amendments to conditions’ (Reference: 143178/JO/205).

Discharge of Conditions

This application is to discharge conditions 3 (CMP), 4 (External Materials) and 9 (Noise Verification) attached to application reference 143177/JO/2025, as the below table refers.

Table 1: Conditions attached to Planning Application ref: 143177/JO/2025

Condition No.	Condition wording
3 – fully discharge	<p>Prior to the commencement of Phase 2 of the development, a detailed construction management plan (CMP) outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For avoidance of doubt, the CMP shall include the following:</p> <ul style="list-style-type: none"> • Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures • Compound locations where relevant; • Location, removal and recycling of waste; • Phasing and quantification / classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands; • Routing strategy and swept path analysis; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles; <p>Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. Development shall be carried out in accordance with the approved construction management plan.</p>
4 – fully discharge	<p>No development relating to Phase 2, that is hereby approved, shall commence unless and until samples and specifications of all materials to be used on all</p>

	external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.
9 – partial discharge	<p>The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the Acoustic Planning Report Ref: 023690-R01-C, dated 20 December 2023, by Sandy Brown. The scheme shall be implemented in full before the use commences.</p> <p>Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 (Leq,5min), respectively.</p> <p>b) Within one month of the decision date of this application, a verification report to validate that the work undertaken throughout Phase One of the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures.</p> <p>c) Prior to occupation of Phase Two of the development, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures.</p>

Condition 3

Condition 3 requires a detailed construction management plan. This has been prepared and forms part of this submission. This report refers to Phase 2.

Below outlines the page number to find the detail within the CMP:

- *Page 9: Display of an emergency contact number*
- *Page 8: Details of Wheel Washing*
- *Page 8: Dust suppression measures*
- *Pages 6 and 7: Compound locations where relevant*
- *Page 6 and Appendix 2: Location, removal and recycling of waste*
- *Pages 4, 6 and 10: Phasing and quantification / classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands*
- *Page 5: Routing strategy and swept path analysis*
- *Page 7 and Appendix 1: Parking of construction vehicles and staff*
- *Page 8: Sheeting over construction vehicles*

Condition 4

Condition 4 requires samples and specifications of all materials to be used externally. Please refer to the Appendix to view the sample images. These samples refer to Phase 2.

Condition 9

Condition 9 requires the premises to be acoustically insulated and treated to limit the breakout of noise in accordance with the Acoustic Planning Report Ref: 023690-R01-C, dated 20th December 2023, by Sandy Brown.

Part b of this condition requires a verification report to be submitted to validate that the work undertaken throughout phase 1 of the development conforms to the recommendations and requirements in the approved acoustic consultant's report. Please therefore refer to the Verification Report dated 27th January 2026 which forms part of this submission. This report applies to Phase 1 and concludes that The Stables Tavern is within the operational noise limits set out by Manchester City Council. This report has also been updated to respond to comments from Environmental Health dated 12 December 2025. It now contains photographs of the noise control unit and software limited installed and confirms that the noise level has been reduced by 2Db.

For clarity, this submission only seeks consent to partially discharge Condition 9, relating to Phase 1. A further report will be submitted for Phase 2, in due course.

Closure

We hope that this letter provides you with the information you need to discharge the above conditions. Should you wish to discuss the above, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink that reads 'Phoebe Threlfall'.

Phoebe Threlfall
Associate Planner

APPENDIX

External Materials

Flooring

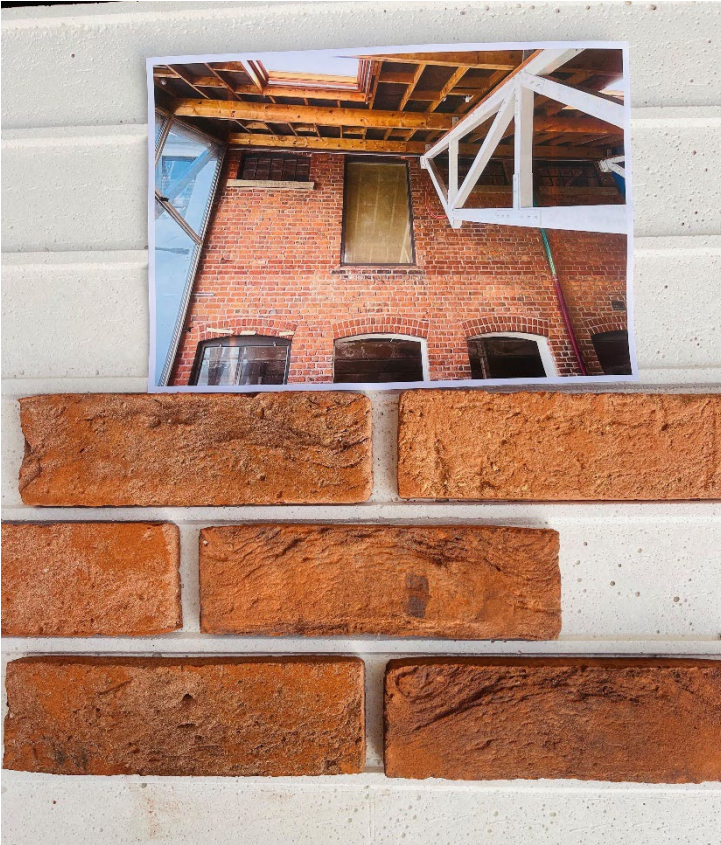
York Stone is proposed for the courtyard area, which aligns with the adjacent Stables Tavern (Phase 1).



Wall finishes

All exposed brickwork to be cleaned and made good as necessary. Brick Slips have been chosen to reflect the existing brickwork. The below images illustrate the colour palette which has been chosen.





Windows

Water based heritage green paint will be painted on to external windows, to reflect Bonded Warehouse
(Source: Google Maps)

