



Our Ref: 15209/KM/jd
Your Ref:
Email: kmatthews@firstplan.co.uk
Date: 4 August 2015

Liverpool City Council
Planning
Municipal Building
Dale Street
Liverpool
L2 2DH

Dear Sir,

**APPLICATION TO DISCHARGE CONDITIONS 3 AND 9 OF PERMISSION 15F/0123 AT 51-55
HANOVER STREET, LIVERPOOL, L1 3DN**

On behalf of our client Wahaca, we submit the enclosed application to discharge conditions 3 and 9 of planning permission 15F/0123 dated 10th April 2015, for the change use of former retail unit (A1 Use) to create 2 restaurants (A3 Use) and 2 bar/restaurants (A3/A4 Use) with associated works, including external seating area and entrance ramp on College Lane.

The application has been submitted via the planning portal (ref: PP-04400657) and the requisite planning fee of £97 has been paid online.

Condition 3

Condition 3 states that:

“Prior to their implementation, details of the following shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied/brought into use.

(i) full details of all roof top plant

(ii) details of all handrails, balustrades, nosings and corduroy paving to the ramp/platform

REASON: These details are not included in the application and the Council wishes to ensure that they are satisfactory in accordance with Policy HD18 of the Liverpool Unitary Development Plan.”

Accordingly roof plan 017-009-14RevA showing the roof top plant for Unit 1 is submitted to discharge part i of this condition in respect of Wahaca's plant. It is understood that the landlord is dealing with part ii of this condition.

Condition 9

Condition 9 states that:

“In so far as this permission relates to the provision of any A3 use, prior to commencement of use, details of a fume extraction system to be installed to all areas where hot food is to be prepared shall be submitted to and approved in writing by the local planning authority. The fume extraction system shall be installed in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied/brought into use. Extract ducts shall be acoustically insulated and acoustically isolated from associated fans and the building structure. The discharge point should be at least 1 metre above roof eaves or in another such position so as to minimise the likelihood of nuisance to neighbouring premises, and for the avoidance of doubt, any fume extraction system shall not be operated outside the hours of 06.00 to 23.00 hours, unless otherwise agreed in writing by the local planning authority.

REASON: To safeguard the amenity of adjacent occupiers and in accordance with Policy EP11 of the Liverpool Unitary Development Plan.”

Accordingly we have submitted the Proposed Ventilation Layout Plan (plan refs: 017-009-01, 017-009-02, 017-009-03, 017-009-14RevA) prepared by Chapman Ventilation on behalf of our client Wahaca. These plans set out the details regarding the layout and operational requirements of the ventilation system. The elevation on plan 017-009-14RevA shows that the extract is more than 1 metre above the roof eaves and the proposed silencers are shown on the plans.

We trust that this information is sufficient to discharge these conditions in relation to Unit 1. In the meantime, we look forward to receiving confirmation that the enclosed application has been registered. If you have any queries, please do not hesitate to contact me.

Yours faithfully,



KATE MATTHEWS
Director

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