

Our Ref: 20220/SH/ta/roryc
Your Ref: PP-11160876
Email: sharper@firstplan.co.uk
Date: 30 March 2022

Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Sir/Madam,

**PART DISCHARGE OF CONDITION 3(B) (FUMES, VAPOURS AND ODOURS) AND 4(B) (PLANT VERIFICATION REPORT)
17 PICCADILLY, MANCHESTER M1 1LS**

We have been instructed by our client, Five Guys JV Ltd, to submit the enclosed application (online via Planning Portal ref: PP-11160876) to discharge part of condition 3(b) (Fumes, Vapours and Odours) and 4(b) (Plant Verification Report) attached to planning permission 129743/FO/2021, granted on 6 September 2021. The requisite fee of £116 has been paid online.

Planning permission ref: 129743/FO/2021 granted consent for the installation of plant to rear.

Attached to this permission is Condition 3 which states:

"3) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with approved 'drawing nos. 016-229-01F, 016-229-02F, and 016-229-03 and Cleaning and Performance Specification for the Heating, Ventilation and Air Conditioning of the Proposed Five Guys Manchester Piccadilly, Five Guys Risk Assessment for Odour, manufacturer specification for the CVEQ AHU, ESP 4500, UV-C Range".

b) Prior to first use of the equipment confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been fully implemented in accordance with the approved scheme.

c) The equipment shall then be operated and maintained only in accordance with the above approved documents for the duration of the use.

Accordingly, in order to adhere with part b of this condition, photographs of the plant discharge locations and equipment have been included within the attached 'Photographs of Installed Plant at 17 Piccadilly Road' document.

To further comply with the part b of this condition, as-built drawing (drawing nos. 016-229-01/R, 016-229-02/G, 016-229-03/C) has been submitted.

Condition 4 states:

“a) The proposed external plant shall operate in accordance with the submitted Plant Noise Impact Assessment Report referenced 89694/NIA dated 21 December 2020. The external plant shall operate only between the hours of 07:00 and 01:00 daily.

b) Prior to the first use of the plant equipment, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have 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.”

In compliance with this part b of this condition, a ‘Post completion Plant Noise Survey’ prepared by Noise Solutions Ltd is submitted with the application.

We trust that the above is sufficient to discharge conditions 3(b) and 4(b) attached to planning permission 129743/FO/2021. In the meantime, if anything further is required, please do not hesitate to get in touch.

Yours faithfully,



SAM HARPER
Director

Enc.