

Our Ref: 19305/MS/gc  
Your Ref: PP-09764235  
Email: [mshearman@firstplan.co.uk](mailto:mshearman@firstplan.co.uk)  
Date: 06 April 2021

Carolynn Parry  
Planning, Building and Licensing  
Manchester City Council  
PO Box 532  
Town Hall  
Manchester, M60 2LA

Dear Carolynn,

**APPLICATION TO DISCHARGE CONDITIONS 4, 5 & 6 OF PLANNING PERMISSION REF:  
125264/FO/2019  
BREWDOG, 18-20 FOUNTAIN STREET, MANCHESTER, M2 2AR**

We have been instructed by our client, Brewdog, to submit the enclosed application to discharge conditions 4 (Extract Details), 5 (Acoustic Insulation) and 6 (Acoustic Plant scheme) of planning permission 125264/FO/2019. This granted permission on the 20<sup>th</sup> December 2020 for:

***“Change of use and amalgamation of existing restaurant/bar (Class A3/A4) and betting shop (Sui Generis) to form public house (Class A4), with minor external alterations including the installation of signage”***

A separate application to discharge the conditions associated with the hotel and roof terrace consent on the upper floors of the building (ref: 125900/FO/2020) has been submitted simultaneously under planning portal reference (PP-09764277).

The requisite planning and admin fee of £141 (£116 + £28) has been paid online via the planning portal. The remainder of this letter sets out the information provided to discharge each of the conditions.

**Condition 4**

Condition 4 states:

***“Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences”***

Accordingly, the following documents have been provided in support of the application:

- Kitchen Extract Layout Drawing including detail of filters and odour/control/smoke/fume measures located within the system and the stack (including all pre filters) along with location of service hatches for cleaning and access to the fans, filters and fume / odour control equipment. The drawing also includes detail of the jet cowl vent terminal;

- Kitchen Ventilation Extract Report containing details of maintenance schedule;
- Kitchen Extract Risk Assessment with detail of proposed Carbon filter, ESP and ozone system;

## **Condition 5**

Condition 5 states:

*The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. the assessment shall also include an assessment of break in to the existing adjoining uses within the building.*

*Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB 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 properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.*

*Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake 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"*

As such, ACA Acoustics have prepared a noise report which assessed the impact of operational noise emissions from the proposed bar. The assessment concludes that no further noise mitigation measures will be required.

## **Condition 6**

Condition 6 states:

*"Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.*

*The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the premises is occupied.*

*Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the noise 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”.*

Accordingly, ACA Acoustics have prepared a noise report which details how the external plant will be acoustically treated. The equipment and specification details can also be seen on the drawings listed below:

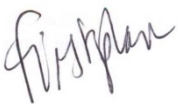
- Roof Plan Kitchen Extract Layout;
- First Floor Plan AC Layout;
- First Floor Plan Ventilation Layout;

## **Conclusion**

We trust the enclosed information is sufficient to allow officers support for the full discharge of 4 (Extract Details), 5 (Acoustic Insulation) and 6 (Acoustic Plant scheme) attached to planning permission 125264/FO/2019.

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,



MARK SHEARMAN  
Director