

Our Ref: 19305/MS/gc
Your Ref: PP-09764277
Email: 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 3, 5, 6A, 8, 9, AND 11A OF PLANNING
PERMISSION REF: 125900/FO/2020
BREWD OG, 18-20 FOUNTAIN STREET, MANCHESTER, M2 2AR**

We have been instructed by our client, Brewdog, to submit the enclosed application to discharge conditions 3 (CTMP), 5 (Operational Management Plan), 6a (Acoustic Scheme), 8 (Extract Details), 9 (Air Quality) & 11a (Transport Plan) of planning permission ref: 125900/FO/2020. This granted permission on the 9th February 2021 for:

“Change of use of vacant office space (Use Class B1) at first and second floors to 18-bedroom boutique hotel (Use Class C1), together with formation of ground floor reception and external terrace to be used in conjunction with previously approved bar at ground floor level and associated works”

A separate application to discharge the conditions associated with the ground floor bar consent at the site (ref: 125264/FO/2019) has been submitted simultaneously under planning portal reference (PP-09764325).

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 3

Condition 3 states:

“Before development commences, full details of the proposed construction/fit-out arrangements from a highways perspective shall be submitted to and approved in writing by the City Council as Local Planning Authority. In addition, a Construction Management Plan shall be provided that shall detail the phasing and quantification/classification of vehicular activity associated with the planned construction. This shall include details on anticipated vehicular movements (type and frequency) and routeing of vehicles (including appropriate swept-path assessment), together with any associated proposals for deliveries, storage and disposal/collection of materials, as well as satisfactory routeing both within the site and on the adjacent highway. The document provided shall also consider ongoing construction works and

contractor parking in the locality. The development shall be implemented in accordance with the approved details”

As such, please find enclosed a Construction Management Plan prepared by MB Build, which sets out the scope of works being carried out at 20 Fountain Street, including the provision of details encompassing the site mobilisation strategy and a method statement for all work practices and site operation hours.

The plan also details the waste management plan and general site logistics including parking and deliveries, as well as encompassing the provisions that will be made for the control of dust, noise pollution and vibration production.

MB Build have worked closely with Bruntwood (the landlord), Brewdog, Surface ID & SCS to make the project as space efficient, logistically streamlined and ultimately as safe as possible for Bredog and the general public. The measures set out in the plan meet the requirements of condition 3, and should therefore be deemed acceptable.

Condition 5

Condition 5 states:

“The external roof terrace shall not be used until details of its management and how it would be used (in the form of an operational management plan) have been submitted to and approved in writing by the City Council as Local Planning Authority. The roof terrace shall be used in accordance with the approved hours and details thereafter. For the avoidance of doubt and to be consistent with condition 4 of this approval, the terrace shall not be used outside the hours of 08.00 to 23.00, shall be used solely in association with the hotel/ground floor bar use within the building only and for no other purpose, and shall have no sound or amplified sound played within it or contain any external speakers”

Accordingly, an Operational Management Plan has been provided which details how the external roof terrace will be managed. The OMP confirms that the terrace will only be used between the hours of 08:00 and 23:00 and in sole connection to the hotel/ground floor bar, so should be deemed acceptable.

Condition 6

Condition 6A states:

“Any 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.

Before development commences on this element of the scheme, 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”

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;

Condition 8

Condition 8 states:

“Before any kitchen within the hotel use or external terrace area requiring fume extraction is first brought into use, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. An odour impact assessment is required together with suitable mitigation measures, information regarding the proposed cleaning/maintenance regime for the fume extraction equipment, and details in relation to replacement air.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eaves level and/or any openable windows/ventilation intakes of nearby properties. Any scheme should make reference to risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems', dated September 2018. The scheme shall be implemented in accordance with the approved details prior to first occupancy and shall remain operational thereafter.”

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 9

Condition 9 states:

“Prior to commencement of the development, mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority. As the application site is within Manchester's Air Quality Management Area and future residents / occupants may be exposed to air pollution, a clean air intake is therefore required. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation”

Accordingly, Base Energy have been instructed to carry out an Air Quality Mitigation Statement, which includes details of the proposed air quality mitigation measures at the site.

Condition 11a

Condition 11a states:

“Before first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective”

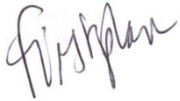
As such, please find enclosed a Travel Plan prepared by Eddisons Transport & Design, which details how the plan will be funded, implemented, and monitored. The plan also outlines the procedures and policies that the development and occupants of the site will adopt to secure the objectives of the sites Travel Plan Strategy, and outlines the procedures and mechanisms that are in place to ensure that the strategy and its implementation remain effective. The plan meets the requirements of the condition and should therefore be deemed acceptable.

Conclusion

We trust the enclosed information is sufficient to allow officers support for the full discharge of conditions 3 (CTMP), 5 (Operational Management Plan), 6a (Acoustic Scheme), 8 (Extract Details), 9 (Air Quality) & 11a (Transport Plan) attached to planning permission ref: 125900/FO/2020.

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