

Application Ref: 129498/FO/2021 - Response to Invalid Letter dated 4 March 2021

Emily Booth <emily.booth@manchester.gov.uk>

Tue 16/03/2021 14:07

To: Planning <Planning@manchester.gov.uk>

Thanks 😊

Can this email also be uploaded as consultees will need to see it.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing,
Growth and Neighbourhoods

I♥MCR

[E-mail:e.booth@manchester.gov.uk](mailto:e.booth@manchester.gov.uk)

Tel 0161 234 4193

internal 800 34193 **PLEASE NOTE: I am working from home for as long as this note is included in my emails, but still have access to emails. You will not be able to contact me by phone, but if you need to speak to me please let me know as I can call you. This is due to COVID-19.**

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA
Location address: Town Hall Extension, Level 6.

From: Planning <Planning@manchester.gov.uk>

Sent: 15 March 2021 14:14

To: Emily Booth <emily.booth@manchester.gov.uk>

Subject: Fw: Application Ref: 129498/FO/2021 - Response to Invalid Letter dated 4 March 2021

Please see below

Regards

Technical Support Team (Planning)
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: Euan Kellie <Euan@euankellie.co.uk>

Sent: 12 March 2021 09:27

To: Planning <Planning@manchester.gov.uk>

Subject: RE: Application Ref: 129498/FO/2021 - Response to Invalid Letter dated 4 March 2021

That's great, many thanks for getting back to me so quickly.

Kind Regards,

Euan

Euan Kellie FRICS FRTPI
Company Director

Euan Kellie Property Solutions
Landmark House, Station Road, Cheadle Hulme, SK8 7BS

Mobile. 0797 187 1286 | Email. euankellie.co.uk |
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From: Planning <Planning@manchester.gov.uk>

Sent: 12 March 2021 09:25

To: Euan Kellie <Euan@euankellie.co.uk>

Subject: Re: Application Ref: 129498/FO/2021 - Response to Invalid Letter dated 4 March 2021

Dear Euan,

The application went into the team for validation yesterday and should be back with TST soon, you will be notified if there is anything further required.

Many thanks

Technical Support Team (Planning)
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: Euan Kellie <Euan@euankellie.co.uk>

Sent: 12 March 2021 08:54

To: Planning <Planning@manchester.gov.uk>

Subject: FW: Application Ref: 129498/FO/2021 - Response to Invalid Letter dated 4 March 2021

Dear Sir or Madam,

Further to below and the 7 no. attachments, are you able to please confirm if this gives you everything you need to now validate the planning application?

Many thanks and I look forward to hearing from you.

Regards,

Euan

Euan Kellie FRICS FRTPI

Company Director

Euan Kellie Property Solutions
Landmark House, Station Road, Cheadle Hulme, SK8 7BS

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From: Euan Kellie

Sent: 10 March 2021 09:36

To: Planning MCC <planning@manchester.gov.uk>

Subject: Application Ref: 129498/FO/2021 - Response to Invalid Letter dated 4 March 2021

Dear Sir or Madam,

I write further to the Invalid Letter dated 4 March 2021 relating to the above planning application and the 6 no. items set out in the letter.

Please see our responses below, along with the associated 7 no. responses.

1) A scaled site plan showing the location of the external boiler within the trading estate. Please show and annotate any existing screening.

The Site Layout Plan (drawing ref: 250121) submitted with the planning application shows the location of the external boiler in relation to Units 17-18 (attached again for ease of reference). Alongside this, please find attached a plan which shows the approximate location of the external boiler in relation to the application boundary. There is no existing screening on-site.

2) Photographs of the proposed location where the boiler would be sited.

Our Extended Covering Letter, submitted with the planning application, includes site photographs in Appendix 1 (View 3, in particular). I have attached this letter again for ease of reference.

3) A fire management strategy that identifies the risks and confirms the strategy for management of these risks and for dealing with fire if or when it happens.

Please find attached a Fire Emergency Action Plan and Fire Risk Assessment prepared by our client.

4) Air Quality Management Strategy - to evaluate the impacts of the development and proposed mitigation within the context of compliance with Greater Manchester Air Quality action plan 2016.

Our client can confirm that the boiler only expels a small amount of steam in the case of the pressure release valve being activated. There are no other emissions.

Alongside this, please find attached 2 no. documents from Thermal Steam regarding the air quality information and output of the boiler. These reports relate to an identical system in place at the Five Points brewery in Hackney, London.

5) Full details of how servicing of the boiler would be carried out. Please provide a plan demonstrating how the servicing could operate and confirmation of the maximum size of vehicles. How frequent would this be?

Our client has a 12 month service contract on warranty with Thermal Steam, the providers of the boiler. Our client would then extend this: the service is undertaken every six months and requires 1 no. engineer and 1 no. vehicle (typically a transit van).

6) Please confirm the security measures proposed.

Our client will have the boiler under 24-hour surveillance with a monitored alarm as part of their security system at the site. The container itself will have a 24-hour monitored alarm on it, and security camera at point of entry.

I trust this gives you the information you require to validate the application and look forward to hearing from you.

Kind Regards,

Euan

Euan Kellie FRICS FRTPI

Company Director

Euan Kellie Property Solutions
Landmark House, Station Road, Cheadle Hulme, SK8 7BS

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