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**F.A.O Matthew Kilsby**

Senior Development Compliance Officer  
Planning, Building Control and Licensing  
Growth and Development  
Manchester City Council

Dear Matthew

**RE: Deemed Planning Permission under Section 177(5) of the 1990 Act for the material change of use of first and second floors from self-contained flat (Class C3) to kitchen, storage and ancillary staff area in connection with the ground floor restaurant (Class A3), the installation of a shop front, retractable awning at front and flue to rear elevation and the erection of a single storey rear timber extension on land at 222 Burton Road, Manchester, M20 2LW.**

Further to the above deemed consent issued following planning appeal ref: **APP/B4215/C/19/3242449** please find attached the submission and associated documents to discharge the requirements of Condition 1.

Condition 1 requires:

*i) Within 3 months of the date of this decision – (a) a scheme for the extraction of fumes, vapours and odours from the premises; (b) a scheme for the storage and disposal of waste and (c) a scheme for the acoustic insulation of the first and second floors of the premises - shall have been submitted for the written approval of the local planning authority and the schemes shall include a timetable for their implementation.*

I respect of the above condition please note the following:

- **Timeframe for submission:** This application is made within 3 months of the date of the appeal decision.

- **a) Scheme for the extraction of fumes, vapours and odours from the premises:**

Please find attached an Odour Risk Assessment (ref: j0172/1/F1) prepared by Air Quality Assessments Ltd which outlines the specification of the odour abatement installed at the premises and specifies that these mitigation measures are acceptable to provide a high level of odour control. It is requested that this document be approved and part of a) of condition 1 be discharged accordingly.

- **b) Scheme for the storage and disposal of waste:**

Please find attached a Waste management Strategy which sets out the method for storing and disposing of waste generated by the premises. This document was included as Appendix 10 of the appellants Statement of Case for appeal APP/B4215/C/19/3242449. These works are complete and can be inspected if necessary.

Please note that the Inspector identified (at para 26) that conditional approval of this document would overcome the Councils concerns regarding the storage and disposal of waste. It is requested that this document be approved and part of b) of condition 1 be discharged accordingly.

- **c) Scheme for the acoustic ventilation of the first and second floors of the premises:**

Please find attached a letter from Lancashire Building Services which sets out the specification for, and confirmation of, installation of sound insulation employed on the first/second floors between 222 Burton Road and 224 Burton Road. This document was included as Appendix 5 of the appellants Statement of Case for appeal APP/B4215/C/19/3242449. These works are complete and can be inspected if necessary.

Please note that the Inspector identified (at para 15) that the above completed works could form part of an overall scheme for sound insulation along with additional insulation to the party wall with 220 Burton Road. Please therefore find attached a quotation /specification letter from M20 Builders to carry out sound insulation to the first/second floors along the

party wall between 222 and 220 Burton Road. It is requested that these documents be approved and part c) of condition 1 be discharged.

- **Timetable for implementation:**

In respect of the implementation the above - items a) and b) are fully in situ on site and simply require inspection and approval as under this application.

The same applies in part to c) above with regard to the existing insulation that is in place between 222 and 224 Burton Road at first /second floor level.

The additional works proposed for the party wall between 222 and 220 Burton Road are submitted for approval under this application. If approved, it is proposed that the works would be completed within 3 months of approval of the details by the Council. This would give the applicants sufficient time to undertake the necessary work.

Yours sincerely

Jim Seymour  
BA(Hons) BPI MRTPI