

Consultation Response

Date: 6 August 2020

To: Jennifer Atkinson, Manchester City Council

From: Deloitte Real Estate

Subject Mulbury City, Blossom Street
Response to Consultation Queries
Application Reference: 127402/FO/2020

Consultation responses have been received in respect of the above application for a commercial unit at Mulbury City's Blossom Street development. This note sets out a response to each of the queries that has been raised through the consultation process.

Response from Consultee	Applicant Response
Environmental Health	
Fumes - The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include 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. Details should also be provided in relation to replacement air.	We request that this information is required via a pre-occupation condition should permission be granted.
Noise - The proposals to mitigate the noise impact to those living directly above are acceptable. The scheme should be installed and validated prior to the operation of the commercial unit commences.	Noted.
Plant - Details need to be submitted	We request that this information is required via a pre-occupation condition should permission be granted.
Waste - The proforma only gives a general estimate of the number bins for the unit (the same proforma that was submitted for the whole development. We need to see a waste strategy for the specific unit to	We request that this information is required via a pre-occupation condition should permission be granted.

demonstrate that there is sufficient waste capacity in the bin store for their requirements.	
Highways	
Following details are required: - Intended arrangements for accepting deliveries in terms of highway location, vehicle numbers and types. - Provision or otherwise for access to secure cycle parking (for staff and visitors). - Frequency and adequacy of vehicular access for waste collection. - Arrangements for fit-out / construction activity, including accepting deliveries, storage of materials, removal of waste, and intentions for contractor parking.	It should be noted that a commercial unit in the same location was granted permission under the original planning permission for the Blossom Street development (reference 112256/FO/2016). The arrangements for servicing the unit is as set out in the Design and Access Statement and Transport Statement as approved under the original planning permission which are re-submitted to accompany this response. The unit will be serviced from Gun Street. Details of the proposed waste strategy are contained in Section 4.16 of the Design and Access Statement. Swept path analysis contained in Appendix G of the approved Transport Statement and Travel Plan demonstrates that vehicles can manoeuvre on Gun Street where waste collection is proposed to take place. If further details are required with respect of waste collection, we request that the requirements are included in a condition with a pre-occupation time trigger to be provided when confirmed by the tenant. No secure cycle parking will be provided for visitors, as extensive cycle parking is already provided in Cutting Room Square. This is the same strategy as was accepted with the original permission. Secure cycle parking can be made available for staff should it be required within the secure cycle store within Block B. This will be allocated if requested by staff. The arrangements for fit out / construction activity will be in accordance with the construction management plan approved for the whole development and approved under condition discharge application CDN/17/0315 which includes details of management of construction activity, accepting deliveries, storage of materials, removal of waste and contractor parking. These details were accepted at the time of the original permission, so we understand that they remain acceptable. If further details are required we request that the information is required via a pre-occupation condition should permission be granted.