1 November 2018

VIA PLANNING PORTAL

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Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITION 15 (FUMES, VAPOURS & ODOURS) ATTACHED TO PLANNING PERMISSION REF. 106594/FO/2014/C1

UNIT 8, MANCHESTER BUSINESS SCHOOL, THE UNIVERSITY OF MANCHESTER, OXFORD ROAD, MANCHESTER, M13 9PL

PLANNING PORTAL REF. PP-07395766

On behalf of our client, Pret A Manger (Europe) Limited ("Pret"), Savills is instructed to submit an application to discharge Condition 15 (fumes, vapours and odours) attached to planning permission ref. 106594/FO/2014/C1 relating to Manchester Business School, The University of Manchester, Oxford Road, Manchester, M13 9PL ("the site"). This is to allow for the beneficial occupation of the site by Pret as one of its sandwich shops.

Accordingly, please find enclosed:

- Application form;
- 9618/M/1 Rev C (Proposed HVAC) and
- Defra Guidance – Annex B information.

Payment of the appropriate fee of £116.00 has been made via the Planning Portal.

Proposals

This application submits details pursuant to Condition 15 of planning permission granted in November 2014 (ref. 106594/FO/2014/C1). In particular, this planning permission granted permission for:

> *"Refurbishment and reconfiguration of existing Manchester Business School and University Precinct Buildings to include the remodelling of the ground floors, demolition of existing link between Precinct Centre and Crawford House, provision of improved and extended retail space for Class A1 (Shop), Class A2 (Financial and Professional Services) and Class A3 (Restaurant and Cafe Use), the creation of additional useable floorspace including a 4 storey extension to Higher Chatham Street, public realm improvements including pavement widening, removal of existing glazed roof to precinct centre and creation of 2 storey extension above".*

Condition 15

Condition 15 relates to the extraction of fumes, vapours and odours. In full, Condition 15 reads:

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD

"Before use of each of the ground floor retail (Use Class A1, A2 or A3) units commences a scheme for the extraction of any fumes, vapours and odours from any kitchen areas shall be submitted to and approved in writing by the City Council unless otherwise agreed in writing with the local planning authority".

Details

Pret has extensive experience of operating comparable sized stores in city centre locations. In considering the requirements of Condition 15, it is first necessary to understand the nature of Pret's use and operations. The proposals seek to introduce a sandwich shop (Class A1). A front of house area will be provided with langers (displaying warm and cold food and drink items), further display crate/shelving, service counter, large queuing space and areas of customer seating. A disabled WC is also to be provided at ground floor level. A back of house area including food preparation kitchen, office, staff room, COSHH and refuse store will also be provided.

Pret is to occupy the site as a sandwich shop under Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). This distinction is important because it does not operate as a Class A3 use. The former typically covers 'tea or coffee shop' type of uses, whereas the latter includes all restaurants. The characteristics of the sandwich shop are distinct from those under Class A3 as they retain strong retail (Class A1) characteristics relating to the sale of goods for consumption off the premises. Other key distinctions from Class A3 uses include the absence of any primary cooking, no table service, no table menus, store opening times during typical shopping hours (rather than into evenings) and the high proportion of sales remaining relating to the retail sale of food and drink for consumption off the premises (i.e. Class A1). The distinction is also very important because there are different characteristics between the uses, such as opening hours, odours, extraction, requirements etc., with a sandwich shop having substantially lesser impacts, if any, upon neighbouring amenity.

Pret's food offering is such that no primary cooking operations take place on site. Rather, the food preparation kitchen (back of house) and service counter (front of house) will be used for the preparation of food items such as cold sandwiches, baguettes, salads and wraps. Food preparation and cooking apparatus are limited to ovens (to warm croissants etc.) and rethermalisers (to warm soup that was cooked off-site and delivered to store), therefore no primary cooking takes place upon site. Items are simply 'warmed' rather than cooked. Minor odours arise through small scale toasting of sandwiches, baking of croissants, baguettes, warming of soup and other dishes but these are comparable to a tea or coffee shop which have low odour concentration and grease content and do not require specialist extraction.

The HVAC systems can be seen on drawing 9618/M/1 Rev C (Proposed HVAC), prepared by DB Green. No odour control is proposed or necessary with the system which is simply used to extract warm air from the premises for heating/cooling purposes.

The application is also accompanied by the Defra Guidance – Annex B Information.

Such a classification for the food preparation activities has been widely accepted by other Local Planning Authorities ("LPA"). As such, no extract equipment is necessary to control the emission of fumes and it therefore follows that no external pipes or flues are required. By nature of the fact that no extraction equipment systems are required it is therefore respectfully requested Condition 15 be discharged.

Summary

Condition 15 requires the submission of details of equipment to control the emission of fumes. The nature of Pret's operations as a sandwich shop (which is clearly distinct from a Class A3 use) are such that no equipment to control the emission of fumes are necessary. As such, there are no details to submit against this condition meaning the condition may be successfully discharged.

I look forward to receiving confirmation that the application has been registered. I would welcome the opportunity to discuss the details of the application with the appointed Case Officer at the earliest opportunity.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Rhys Govier
Associate

Enc. As above