175, Cheetham Hill Road, Planning Condition No 8 & 10

1.0 Introduction

The project consists of the change of use from a warehouse into a restaurant unit, with kitchen areas, function rooms and ancillary office areas.

Designs have been developed in respect of the Heating, Ventilation and Air Conditioning installations, in order to satisfy the planning conditions, particularly in relation to conditions 8 & 10.

These have been replicated below for ease of reference;

Condition 8) Before the development hereby approved is first occupied, 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.

The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Condition 10) Before first occupation of the development, the externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

2.0 Proposed Installations to Satisfy the Requirements of Planning Condition No 8

2.1 Kitchen Ventilation

Kitchen extract and make up supply air is to be provided in line with the proposed information, which forms part of this submission. This can be summarised as below;

REF	Owner	Title
1137/01	Ideal Catering	Ground & First Floor Kitchen Ventilation Layout

The extract ventilation shall run to discharge to high level as indicated on the above drawing. The kitchen ventilation canopy is to contain baffle filters for the removal of grease. Access hatches are to be provided throughout the kitchen extract duct length to facilitate cleaning.

Supply make up air is to be provided as indicated on the above drawing via an external louvre.

The entire installation is to fully comply with the recommendations of HVAC Specification DW177 for Commercial Ventilation Systems.

2.2 General Supply and Extract Ventilation

Supply air is to be provided to the space, in line with Building Regulation requirements. This is to provide a minimum of 8 litres/second/person, highly efficient heat recovery units.

The supply and extract louvres are to be located on external façade, as indicated on the architect's proposals.

2.3 Toilet Extract

Toilet extract ventilation is to be provided to all sanitary accommodation in line with the Building Regulation requirements. The extract louvres are to be located on external façade, as indicated on the architect's proposals.

3.0 Proposed Installations to Satisfy the Requirements of Planning Condition No 10

Heat Pumps are to be installed in order to control the internal environment, in line with the proposed information, which forms part of this submission. This can be summarised as below;

REF	Owner	Title
9217/112A	T&A	Proposed Roof Plan
FDT140VNXVF	Mitsubishi	Air Conditioning Data Sheet

The external Heat Pump Condensers have a maximum low Sound Pressure level of 54dB(A) and are shielded by the roof parapet.

All ventilation plant is to be located internal to the building envelope, as indicated on the proposed layouts. Attenuation will be installed if necessary in order to meet any specified environmental criteria.