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Hulme
Manchester
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Date: 05 / 8 / 2008

Dear Sir / Madam,

Change of use of Premises, Unit 5 Bishops Corner, Stretford Road, Hulme, Manchester

Please find enclosed a completed planning application for a change of use for the above named premises. In addition, information with regards to the problem of tackling emissions and cooking odour's is attached.

I understand that the proposed site is in a residential area and do not want to disturb the quality of life to residents. Therefore it would unforeseeable to use the traditional way of disposing of cooking odour's through the use of a flue.

I plan to use a system called "UV-C Odour Control Technology". This system works with the use of UV Lights. The technology is based on the synergy, which occurs when ozone and ultra-violet light are combined and the Purified Air modular system features six to eighteen high output UV-C lamps.

These lamps act to oxidize odour's and grease permanently destroying and altering the compounds. The lamps are designed to produce UV light at 185nm, which converts ozone from the oxygen present in the air.

Ozone is a highly reactive oxidant which interacts with most contaminates and allergens it encounters rendering them harmless, and at the same time removes odour's.

The remaining lamps in the system combine to produce UV light at 254nm, the most efficient UV-C wave length, which converts the ozone to hydroxyl free radicals.

The systems UV-C odour control system also features a photo catalytic liner, which enhances the production of hydroxyl free radicals. Free radicals are natural air cleansing agents and are strong oxidants. They are significantly more powerful than plain ozone.

UV-C technology cannot however remove smoke, and for those instances where a lot of smoke is produced at the kitchen extract due to the cooking style, for example char-grilling. In this instance the UV-C system be used in conjunction with a filtration system such as their Electrostatic Precipitator (ESP).

The highly efficient ESP range cleans the kitchen extract emissions of both smoke and grease **and can remove particulate down to sub-micron (0.01 micro) size**. Filter efficiency of 98% is attained during a single pass through the ESP, based on the charging of particles.

These particles are then trapped on the earthed plates in the collector cell with larger particulate in the air stream removed by the pre-filter. Lastly the air stream passes through an after-filter to prevent re-entrainment and provide good air distribution.

This unit's tried and tested UV-C technology allows for the sitting of commercial kitchens in locations such as residential areas and shopping centers, where previously planning permission would not have been granted.

I have included a brochure for the system which includes contact number if the systems need to be investigated further.

Another key issue which we believe may concern the planning officers in entertaining this application is a "neighborhood perspective" i.e.- The late opening hours proposed would result in disturbance to nearby residents and the loss of amenity from parking problems, litter, noise, and the potential for increasing anti-social behaviour.

I would like to address these problems in this letter.

There is sufficient car parking space situated directly in front of the proposed site in the form of a lay-by. There seem to be space for at least 6 cars - in my opinion spaces will form no conflict of interest as they are often empty and the area does not seem to suffer from a parking issue.

The majority of residents live in apartments with off road parking. The proposed site is situated in a new build apartment block. (Please see attached pictures). The entrance to these apartments is to the rear of the property so there should be no detrimental effect to the residents living above. The building has the benefits of off road parking hence any potential customers will not infringe on their car parking spaces. The proposed site is next to the library which closes when the site will be open hence no detrimental effect can be foreseen to them in any form what so ever.

The issue of litter will be tackled by the introduction of clearly marked litter bins; however there seem to be other factors which ought to be considered. The majority of people who live in this area are professional and are seen to be eco-friendly and socially conscious who would not participate in anti social behaviour such as the careless disposal of litter. However we will do all we can to ensure that this issue is tackled head-on and will look at other solutions.

The other key issue is the increased potential for anti social behaviour. I would like to remind the officer who will be reviewing this application of the make up of the area. The area already has several high risk amenities which could cause potential cause anti social behaviour, however this potential and fears do not seem to have materialised. This includes Buzzrocks a hot food establishment (166 Stretford Road, Hulme,) Two off licences a nightclub / bar Arch bar, Cavendish Bar and a Thai food restaurant.

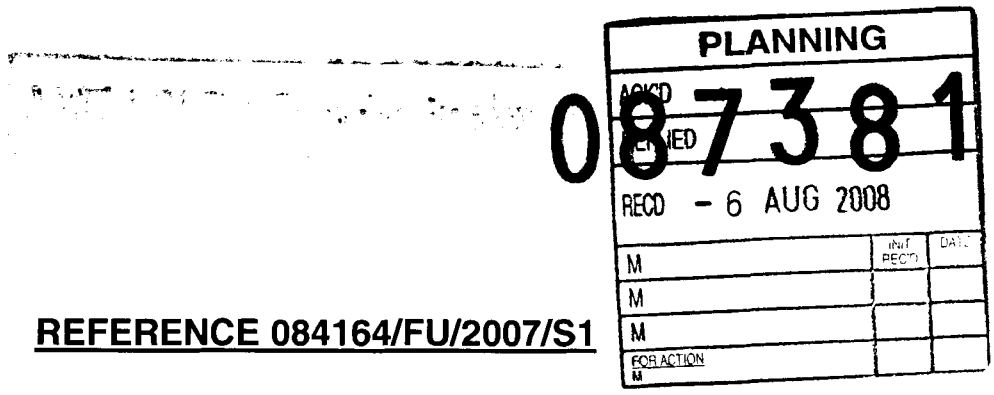
The area is synonyms with city living/modern urban environment and not the traditional model of a residential area, therefore we believe that the proposed opening hours will not cause disruption or have a detrimental effect in the area.

Another key point which should be noted in the development of the area is the potential uses of the proposed site. The commercial units have been empty for some time and I believe this will continue. I would like the opportunity to assist in the development of the area by providing a valuable service to the local community. The development of these empty units will further contribute to the continuing regeneration of the area.

I understand that traditionally A5 application are viewed with hostility in residential areas however I hope that all the negative concerns have been addressed and this application will be viewed on its merits and the benefits it could bring to the area.

If you have any Questions / Queries, Please do not hesitate to call me or

Thank You.



REFERENCE 084164/FU/2007/S1

This application is in relation to the above reference which was submitted on the 13/08/07 and was subsequently refused on the 11/10/ 07.

It was refused on Part III – Conditions and Reasons:

1) The noise, coming, goings and general activity associated with the proposed use operating until 2.00am Friday and Saturday would have a detrimental affect on the amenity of the occupiers of nearby and adjacent living accommodation.

We would therefore propose opening hours till 11.30pm on weekends. We believe this would not have a detrimental effect on the amenity of the occupiers of nearby and adjacent living accommodation.

The area is synonyms with city living/modern urban environment and not the traditional model of a residential area, therefore we believe that the proposed opening hours will not cause disruption or have a detrimental effect in the area.

We would like to propose a radical idea if possible. We would like to explore the notion of being able to continue to prepare food till 1am on weekends purely for delivery. The premises would appear closed to the naked eye and comings and goings would be kept to a minimum.

Overall the application is the same as the one proposed on the 13/08/07 but we have made amendments to the closing hours as advised in the refusal notice.