

Our Ref: 23434/SH/TA/jb  
Your Ref: PP-14213594  
Email: [REDACTED]

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30 July 2025

Mr Jack Naven  
Planning Department  
Manchester City Council  
Town Hall Extension  
Albert Square  
Manchester  
M60 2LA

Dear Jack,

**APPLICATION FOR DISCHARGE OF CONDITIONS 33 (FUMES, VAPOURS AND ODOURS) AND 36 (POST COMPLETION NOISE ASSESSMENT) ATTACHED TO PLANNING PERMISISON REF: 135827/JO/2022 – UNIT 1, GROUND AND FIRST FLOOR, ST MICHAELS DEVELOPMENT, MANCHESTER M2 5WD**

Firstplan have been instructed by our client, Big Mamma Group, to submit the enclosed application to discharge conditions 33 (fumes, vapours and odours) and 36 (post completion noise assessment) attached to planning permission ref: 135827/JO/2022. The application has been submitted online via the Planning Portal (ref: PP-14213594) alongside the requisite fee of £298 (plus £85 administration fee).

Planning permission ref: 135827/JO/2022 granted consent on 8 August 2023 for the ***“Variation of conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace, expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments”.***

Attached to this permission are a number of conditions. This application seeks to discharge conditions 33 and 36 for Unit 1 only.

Condition 33 states:

***“Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme for each part of the development, to be submitted to and approved in writing by the City Council as local planning authority before the use within the relevant part commences and any works approved shall be implemented before the relevant uses within each part commences.”***

As required for this condition, the following is submitted:

- First Floor Air Conditioning and Ventilation Layout (drawing no. 001-1204-02) prepared by Chapman Ventilation

- Roof Level 11 Air Conditioning and Ventilation Layout (drawing no. 001-1204-03) prepared by Chapman Ventilation
- Kitchen Extract System First Floor Riser and Roof (drawing no. 001-1204-04) prepared by Chapman Ventilation
- Maintenance Proposal prepared by Chapman Ventilation
- Preventative Maintenance Contract
- Odour Assessment (Pasta – Pastry Prep Areas) provided by Chapman Ventilation
- Odour Assessment Clarifications Letter provided by Chapman Ventilation
- Big Mama Circolo Popolare Cleaning Requirements
- Carbon Filter Invoice
- BMG Manchester Louvre Locations
- BMG Manchester ESP Commissioning

Condition 36 states:

***“A post completion noise assessment report for each unit or use shall be undertaken to confirm that the recommended and agreed sound insulation measures have been adopted into the development. The report shall also include final sound testing to confirm acoustic criteria, required by condition, will be met based on the agreed recommended acoustic insulation and recommended internal entertainment noise levels. Details of any additional mitigation where necessary to comply with the noise criteria for the noise break in and noise breakout condition, together with external plant noise, shall be submitted and agreed by Environmental Health. Any additional mitigation will need to be verified and completed before occupation of that unit/ use.”***

In compliance with this condition, the following is submitted:

- Acoustic Assessment prepared by ACA Acoustics ref: 241024-R002C dated 19<sup>th</sup> May 2025
- Acoustic Commissioning Assessment prepared by ACA Acoustics ref: 241024-R004 dated 21<sup>st</sup> July 2025

Given that the restaurant is located within a wholly commercial area, and this application follows extensive consultation with the Environmental Health Officer (following from previous split decision ref: CDN/25/0336), we trust that a pragmatic and proportionate decision will be taken. The applicant, Big Mamma, operates numerous restaurants across England without issue, and their ventilation and odour consultant, Chapman, has worked carefully to deliver a scheme that is both appropriate and fully aligned with the landlord's ductwork and louvre system (which has previously been approved and agreed with Manchester City Council in the parent/ separate permissions).

I trust that the above is sufficient to discharge conditions 33 (fumes, vapours and odours) and 36 (post completion noise assessment) attached to planning application ref: 135827/JO/2022, and I look forward to confirmation of this shortly. In the meantime, if anything further is required, please do not hesitate to get in touch.

Yours sincerely,



TITO AROWOBUSOYE  
Senior Associate

Enc.