



Popup Bikes Ancoats Limited
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08/07/2025

FAO: Stuart Avery – Manchester City Council

Thank you for the update on planning conditions and the request for further information regarding ventilation/extraction.

The coffee shop/cafe will not be cooking food from scratch and will have just 4 key items to facilitate our daily activities:

1. **Conti MC Ultima Coffee Machine** - <https://www.conti-espresso.com/our-products/mc-ultima/> This machine will produce very small amounts of steam/water vapour when heating milk (and alternative milks) and when cleaning, which do not require extraction.



2. **Breville 4 Slice Sandwich Maker & Panini Maker** x 2 - <https://www.breville.co.uk/sandwich-makers/panini-presses/breville-4-slice-sandwich-maker-and-panini-maker/VST026-01.html#start=2>

These two presses will be used to heat pre cooked ingredients into our toasted sandwiches. The most popular of these is our Ham & Cheese Toastie, which consists of two slices of malted bloomer bread, German baked ham, caramelised onion and English mustard. All ingredients (and the process) produce no vapours requiring extraction.



3. Italinox 805 Extra Large Heated Pie Cabinet Warmer Display -

<https://www.ecatering.co.uk/products/italinox-805-extra-large-heated-pie-cabinet-warmer-display?>

This item will be used to keep pre cooked/prepared pies and other items (subject to H&S cross contamination guidelines) warm. As these are pre prepared/cooked prior to delivery to us, the warmer will produce no vapours requiring extraction.



The bicycle repair shop has no machinery requiring extraction as the majority of machinery/tools are hand tools, standard power drills and lathes which do not produce a vapour. The air compressor which we will be using to inflate tyres does not produce any vapour or elements requiring extraction, just clean air.

I hope this is sufficient for your purposes, if you require this on letter headed paper to support the discharge process, please let me know.

If you could also let the planning team know we're keen to ensure we meet (and adhere to) the planning requirements so would also welcome any ad hoc visits and also involvement in the fitting out stages if they feel this would be of benefit.

Best Wishes & Kind Regards

Prakash Patel - Managing Director
Popup Bikes Ancoats Limited

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