OMI Architects

CONDITIONS DISCHARGE – CONDITION 8

1434 – MANCHESTER GRAMMAR SCHOOL

17th September 2025

Planning reference: **137612/FO/2023**

Sir / Madam,

Planning Condition 8 associated with approved application 137612/FO/2023 states the following:-

a) *Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.*
b) *Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council*

The reason for the condition being applied is given as "in the interests of the amenities of occupiers of nearby properties"; it should be noted that, as a result of the site being located within the centre of a large existing school campus the nearest adjacent property, not part of the school grounds, is over 200 metres away as shown on drawing L0001 submitted in support of this application for the discharge of condition 8. Therefore, there can be no realistic proposition of fumes and vapours exhausting from the proposed kitchen extract could impact an adjacent property.

However, in line with good practice and in order to satisfy the schools internal requirements for creating a positive and healthy environment for study, the design of the extract system has been developed to ensure the impact of kitchen extract is minimised. Firstly, the ventilation incorporates noise attenuation to ensure noise impact is minimised. Secondly, the final extract point for the primary cooking area ventilation is to be located at high level on the north gable of the new building as indicated on drawing SK/C025 submitted in support of this application.

This location ensures the ductwork rises within an internally routed riser and terminates above eaves level of the new and adjacent existing buildings away from openable windows.

We trust the above explanation of the design rational and supporting drawings are sufficient to satisfy this condition and allow for a positive determination.

Yours sincerely,

Philip Etchells
Associate

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