

Our Ref: 23434/SH/TA/jb
Your Ref: PP-14213619
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,

PART DISCHARGE OF CONDITIONS 4 (FUMES, VAPOURS AND ODOURS) AND 6B (ACOUSTIC INSULATION) ATTACHED TO PLANNING PERMISSION REF: 140687/FO/2024 – UNIT 1, GROUND AND FIRST FLOOR, ST MICHAELS DEVELOPMENT, MANCHESTER M2 5WD

Firstplan are instructed Big Mamma Group to submit the enclosed application to discharge conditions 4 (fumes, vapours and odours) and 6(b) (acoustic insulation) attached to planning permission ref: 140687/FO/2024. The application has been submitted online via the Planning Portal (ref: PP-14213619) alongside the requisite fee of £298 (plus £85 administration fee).

Planning permission ref: 140687/FO/2024 granted consent on 22 October 2024 for the **“creation of first floor restaurant, with associated minor external alterations”**.

Attached to this permission are a number of conditions. This application seeks to discharge conditions 4 and 6(b) for Unit 1 only.

Condition 4 states:

***“a) Prior to the first use of the development hereby approved, details of the method/scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council as Local Planning Authority. 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 the first use of the development, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.”

As required by this condition, the following information 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 6 states:

“a) Prior to the first use of the development hereby approved, a scheme to acoustically insulated and to limit the break out of noise from the premises shall be submitted for approval in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the first use. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.”

Part A of this condition was discharged on 8 April 2025 under application ref: CDN/25/0337.

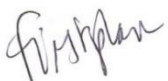
As required for part B of this condition, Big Mamma have submitted the following:

- Acoustic Assessment prepared by ACA Acoustics ref: 241024-R002C dated 19th May 2025
- Acoustic Commissioning Assessment prepared by ACA Acoustics ref: 241024-R004 dated 21st 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/25/0337), 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 enclosed documentation is sufficient to discharge Conditions 4 (fumes, vapours and odours) and 6(b) (acoustic insulation) attached to planning permission ref: 140687/FO/2024. I look forward to confirmation of this in due course. In the meantime, if anything further is required, please do not hesitate to get in touch.

Yours sincerely,





TITO AROWOBUSOYE
Senior Associate

Enc.