
RE: Jacksons Row CDN/25/0336 and CDN/25/0337 / 140687

From Graeme Souter <graeme.souter@manchester.gov.uk>

Date Tue 24/06/2025 3:05 PM

To Jack Naven <jack.naven@manchester.gov.uk>

Hi Jack

Condition 22 Fume

Regarding the fume, I am a little confused. Based on the response provided, which is this application for? Is it the back of house Pizza / pastry area or the main Kitchen Extraction? If they are separate then we will need separate fume and odour assessments submitting.

It seems like the response is suggesting that the pizza and pastry kitchen is not part of the odour assessment but this will still need assessment to control odours and especially fume and condensate discharge and particularly as seems that this is discharged via low level louvre?? Also the earlier response and the diagram submitted suggested that carbon filters are being installed for the BOH pizza / pastry kitchen? Can they clarify this. We will need an actual assessment for this for the BOH /pizza and pastry kitchen before we can agree the method of control. Also, if low level louvred discharge is being used, the diagram will need to identify any neighbouring windows and air intakes on the building or adjacent to the louvres.

The previous response stated that ESP is being provided just for the main kitchen extraction system. Based on the risk score and recommended control measures carbon filters will still need to be installed after the ESP so this needs confirming

Condition 35 Noise breakout

The submitted information includes a response ACA acoustics in memo reference 241024-R003 dated 11th June 2025 which confirms that a noise limiter will be installed and will be subsequently set and controlled by ACA which we can accept and addresses part a) of the condition. As part of the validation measurements and verification element of the condition, evidence should be included to confirm the limiter has been installed and set as described.

Kind regards

Graeme

Graeme Souter

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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 13 June 2025 11:36
To: Graeme Souter <graeme.souter@manchester.gov.uk>
Cc: EnvH Licensing <envh.licensing@manchester.gov.uk>
Subject: Re: Jacksons Row CDN/25/0336 and CDN/25/0337 / 140687

Hi Graeme,

Had something further from the applicant on this. Please see some comments below from Chapman Ventilation Ltd.

The pizza/pastry extract system is a BOH not an kitchen extract system, therefore not part of any odour assessment.

All the canopies on tis system are condense canopies for steam only.

The original supply and extract for this area was due to be connected to landlords supply and extract system however the landlord stripped out the ductwork therefore a new solution was found. The louvres that the BOH supply and extract is connected too are on the landlords planning drawings so not new.

Full drawing attached however the below is the BOH supply and extract system.

09 - 13 October

From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 12 June 2025 10:50 AM
To: Graeme Souter <graeme.souter@manchester.gov.uk>
Cc: EnvH Licensing <envh.licensing@manchester.gov.uk>
Subject: Re: Jacksons Row CDN/25/0336 and CDN/25/0337 / 140687

Hi Graeme,

In response to the below, the applicant has submitted an addendum to the noise report (see attached)

They have also issued the attached plan of extract. The applicant states that Chapman have advised that: the carbon filters are not on the same section of extract as the ESP system. They serve the pastry/pizza prep areas not the main extract as there is a separate extract system. (ESP on Kitchen Extract System and Carbon filter on Pastry/pizza prep extract system).

The fee return date on these two applications is **01.07.2025**. If for any reason you would not be able to review this additional information by then, please could you let me know so I can advise the applicant.

Many thanks as always.

Kind Regards
Jack Naven
Career Graded Planning Officer
Development Management - Central Team
Planning, Building Control & Licensing - Growth and Development Directorate
Manchester City Council

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Please note - I will not be working on Mondays for as long as this message remains on my signature.

Upcoming Leave:
17 June
20 June
4 - 16 July
01 - 05 September
09 - 13 October

From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 08 May 2025 10:12 AM
To: Graeme Souter <graeme.souter@manchester.gov.uk>
Subject: Re: Jacksons Row CDN/25/0337 / 140687

Thanks Graeme (for both responses on this one).

Kind Regards

Jack Naven

Career Graded Planning Officer

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Please note that Mondays are a non-working day for me as long as this note remains on my emails.

Upcoming Leave:

22 - 23 May

From: Graeme Souter <graeme.souter@manchester.gov.uk>

Sent: 07 May 2025 11:31 AM

To: Jack Naven <jack.naven@manchester.gov.uk>

Subject: Jacksons Row CDN/25/0337 / 140687

Hi Jack

Please see comments for the above discharge application. The same conditions and reports have been submitted to address CDN/25/0336 / 135827 so my comments are the same.

Condition 22 – Fume and Odour

I have reviewed the information submitted which includes the risk assessment for odour and it will need to be revised. The assessment has based the closest receptor as Medium being 20-100m away but the application site itself will introduce closer receptors which will need to be considered as the sensitive receptors for the assessment and will be within 20m of the kitchen extraction system so 10 points should be attributed for close receptors rather than 5 for medium. This would lead to an overall risk score of 21 points and fall within the high risk category so revised odour and fume proposals will need to be submitted commensurate with a high risk rating.

The document refers to 1 point for Italian style provision based on the Defra risk score but this document has been withdrawn and has been replaced by the EMAQ guidance document (which now reduced Italian cooking style from 4 point to 1 point as assessed in the document). This is very minor point but we would recommend this is revised for completeness.

Once the above has been addressed, we will need a simplified side on view diagram of the kitchen extraction system only from the kitchen hood to the extraction terminal identifying all the filters, fume and odour abatement equipment, fans and access hatches in relation to each of these components and the extract terminal in relation to the building with any air intakes or windows identifying.

We will also need a full cleaning and maintenance strategy which provides daily, weekly /monthly and annual cleaning, maintenance and replacement requirements and frequencies for all the filters, fume and odour abatement equipment, ductwork and fans. This should also include who will be responsible for each cleaning and maintenance interval .

Condition 34 – Plant

I have reviewed the ACA plant noise assessment associated with unit 1 reference 241024-R002 date 31st January 2025 and I have the following comments:

1. The background noise level in table 1 used for the assessment is incorrect. Receptor L1 should be LA90 55dBA not 64dBA so this will need amending.
2. Similarly, the plant noise limits in table 2 will need to be amended at receptor L1 as this should be 50dBA not 59dBA
3. As above, the acoustic criteria in table 3 for receptor L1 will need changing to 50dB daytime not 59dBA,.
4. The kitchen chiller and freezer units noise level have been assumed. We will need the actual manufacturers noise level for these 2 items including in the assessment. It is assumed that these items had not been selected at the time of the report but hopefully these 2 item are now known and the details can be provided to the consultant for review. The report will need to be revised based on the actual noise level from these 2 items of plant.
5. Can the consultant confirm that the assessment included plant located behind any louvres? If not, any items associated with or located behind louvres will also need including in the assessment. A diagram should be included to identify where the each of the plant items are and also to demonstrate they have all been assessed.
6. Despite the above, it has been calculated that the plant is expected to meet the criteria which on the whole we can accept but the report will need to be revised to address the above before we can fully accept it.

Condition 35 – Noise breakout

Nothing has been submitted to address this condition

Kind regards

Graeme

Graeme Souter
Environmental Protection Officer
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