Unit 2A Printworks, Withy Gove, Manchester – Planning Permission Ref. 141752/JO/2024 – Discharge of Condition 6 (Scheme of Extraction)

To Whom it may concern,

I confirm that there is no kitchen extraction system installed within the premises as no cooking takes place on site, simply the heating up of pre-prepared meals. Air fryers are located within the kitchen of the premises and exclusively used to heat up the food, meaning no significant fumes, vapours, or odours are generated that would necessitate the installation of an extraction system. An image of the operational kitchen set up can be seen at Figure 1.



Figure 1

Yours sincerely

Joanne Briscoe

Joanne Briscoe
Group Legal Director | General Counsel
Solicitor | SRA Roll No: 365882
For and on behalf of BBB UK Property Ltd
XP Factory plc

14th February 2025