

Planning Statement in Support of Planning Application

Proposal: Replacement of Extract Flue Duct to a Larger One

Property Address: 1020 Stockport Rd, Manchester M19 3WN

Applicant: Mr Sohail Raza

Local Authority: Manchester City Council

Introduction

This planning statement has been prepared in support of an application for the replacement of the existing extract flue duct with a larger one at 1020 Stockport Rd, Manchester, M19 3WN. The proposal is necessary due to a change in the business model, which requires an upgraded kitchen extraction system to comply with Environmental Management and Air Quality (EMAQ) guidance.

Background and Justification

The existing business operates as a desserts café but is seeking to expand its menu to include Indian cuisine, transitioning towards a restaurant-style operation. This change is critical for the survival of the business, as sales have declined, and diversification is necessary to remain viable.

To accommodate the new menu and increased kitchen output, the kitchen size and equipment capacity will be expanded. As a result, an upgraded extraction system is required to meet the necessary ventilation and odour control standards. The proposed extract flue duct will ensure compliance with EMAQ guidance and environmental health requirements.

Proposed Development

The proposal involves replacing the current extract flue duct with a larger one, positioned at the rear of the site against the outrigger (side elevation). The upgraded extraction system is essential for:

- Ensuring adequate air extraction and filtration to manage cooking fumes and odours effectively.
- Complying with local and national environmental health regulations.
- Minimising the impact on neighbouring properties by improving air quality and reducing noise emissions.

Apart from the replacement of the extraction flue, no other external or elevational changes are proposed. The installation will be carried out in a manner that minimizes disruption and maintains the overall character of the property and surrounding area.

Impact on the Surrounding Area

The proposed flue replacement will not significantly alter the visual appearance of the building, as it will be located at the rear and against an existing structure. Additionally, the design and materials of the flue will be chosen to blend with the surroundings and mitigate any potential impact on neighbouring properties.

Furthermore, the upgraded system will improve odour and noise control, ensuring that the introduction of Indian cuisine does not adversely affect local residents or businesses. The installation will be fully compliant with EMAQ guidance, local planning policies, and environmental health regulations.

Conclusion

The proposed replacement of the extract flue duct is a necessary and proportionate response to the business's transition into a restaurant offering Indian cuisine. The upgrade will ensure compliance with EMAQ guidance, improve air quality management, and support the long-term viability of the business. Given that there are no other external changes beyond the replacement of the flue, the proposal is expected to have minimal impact on the surrounding area.

We respectfully request that Manchester City Council grant planning permission for this essential upgrade to support the continued operation and success of the business.