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07 April 2025

Planning Department
Manchester City Council
Manchester
M60 2LA

Dear Sir/Madam

PART DISCHARGE OF CONDITIONS 4 (FUMES, VAPOURS AND ODOURS), 6 (ACOUSTIC INSULATION) 7 (EXTERNAL ANCILLARY PLANT NOISE LEVELS) ATTACHED TO PLANNING PERMISSION 140687/FO/2024 – UNIT 1, GROUND AND FIRST FLOOR, ST MICHAELS DEVELOPMENT, MANCHESTER CITY, M2 5WD

Firstplan are instructed by Big Mamma Group to submit the enclosed application to discharge conditions 4, 6 and 7 attached to planning permission ref: 140687/FO/2024. The application has been submitted online via the Planning Portal (ref: PP-13547946) alongside the requisite planning fee of £383 (including the Planning Portal Admin 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, 6 and 7 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 for part A of this condition, the following information is provided:

- Odour Assessment prepared by Chapman Ventilation
- Ground Floor Air Conditioning and Ventilation Layout drawing no. 001-1204-01
- First Floor Air Conditioning and Ventilation Layout drawing no. 001-1204-02
- Roof Level 11 Air Conditioning and Ventilation Layout drawing no. 001-1204-03
- Equipment Schedule

Part B of the above condition will be submitted once the scheme is implemented.

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.”

As required for this condition, the following information has been submitted in compliance of part A:

- Noise Impact Assessment prepared by ACA Acoustics dated 31 January 2025

Part B of the above condition will be submitted once the scheme is implemented.

Condition 7 states:

“Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. The equipment shall be designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be implemented in full before the first use.

b) Prior to the first use of the development, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise 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.”

As required for this condition, the following has been submitted:

- Noise Impact Assessment prepared by ACA Acoustics dated 31 January 2025
- Daikin Air Conditioning Technical Data REMQ-U, REYQ-U
- FANselect Technical Data
- Equipment Schedule
- Roof Level 11 Air Conditioning And Ventilation Layout drawing no. 001-1204-03

I trust that the above is sufficient to discharge part A of conditions 4 (fumes, vapours and odours), 6 (acoustic insulation) and 7 (external ancillary plant noise levels) attached to planning permission ref: 140687/FO/2024, and I look forward to confirmation of this shortly. In the meantime, if anything further is required, please do not hesitate to get in touch.

Yours faithfully,



TITO AROWOBUSOYE
Associate

Enc.