rr planning ltd
town planning & development consultants
82a otley road, headingley, leeds, ls6 4ba
t: 0113 274 9422
e: enquiries@rrplanning.co.uk
rrplanning.co.uk

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24 March, 2025

Planning –Development Control
Town Hall Extension,
Mount Street Entrance,
Ground Floor,
Albert Square,
Manchester
M60 2LA

Dear Sir/Madam,

Proposed siting of extraction equipment to roof and advertisement consent for new fascia and high level sign at Unit 33, The Fort Shopping Park, Manchester, M8 8EP.

Planning – Design and Access Statement

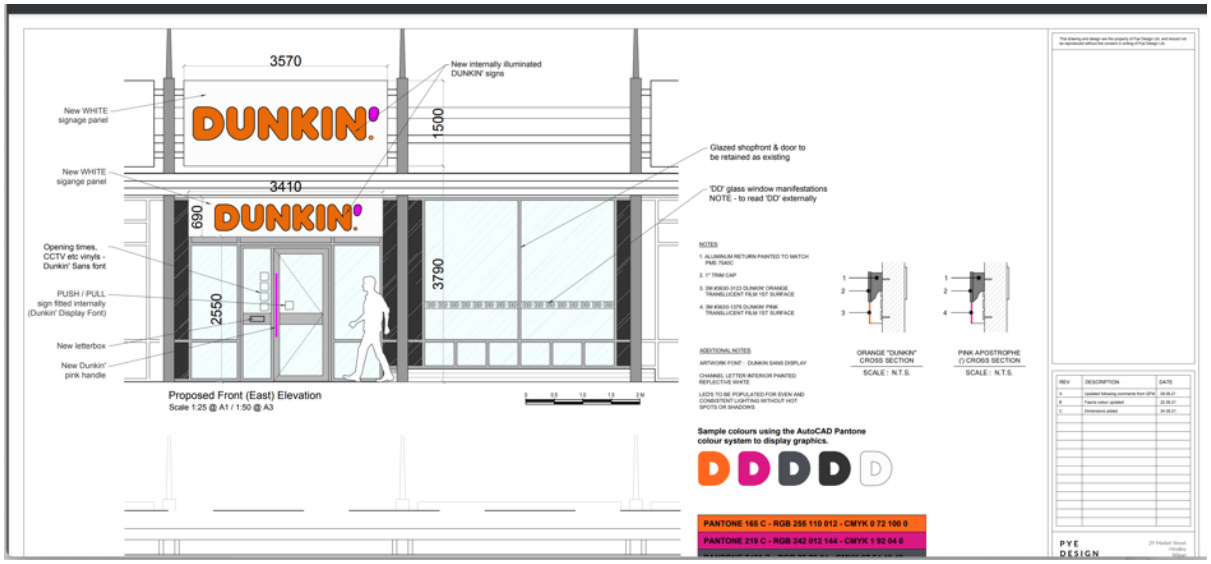
We act as planning consultants to SMR MCR Ltd who wish to operate a restaurant from the above vacant premises.

The subject property benefits from Class A3/Class E use by virtue of planning permission 073699/JO/2004/N1.

As such planning permission in this case for restaurant use is not required. Consent is however required for extraction equipment and new signage .

The subject property was formerly occupied by Dunkin Donuts and advertisement consent 130858/AO/2021 for Installation of 2no internally illuminated fascia panels, together with vinyl graphics on windows to rear elevation was previously approved on 9th August 2021. It is proposed to replace this previously approved internally illuminated signage within th e same signage zones as per the images below –

RTPI Chartered Town Planners



Previously approved internally approved signage 130858/AO/2021



Proposed Internally illuminated signage

In approving the previous signage the case officer reported that –

On balance it is considered that the proposal is suitably related to the streetscene and context, in terms of the advertisements' height and siting and are therefore considered to be

commensurate with Core Strategy policies DM1, EN1 and SP1 and saved UDP policies E3.3 and DC14.5, and NPPF Chapter 12.

The subject proposal being located within an existing retail park does not harm amenity or highways safety in accordance with the NPPF and advertisement regulations.

As regards extraction it is proposed to locate ducting to the flat roof above the unit and will feature air in and air out extract ducts centrally positioned on the flat roof so that they are not visible in the street scene. The Air supply fan, filter unit and silencers will be mounted internally and will not be visible externally and therefore are not subject to planning control.

A 'high' level of odour abatement measures will be implemented in accordance with EMAQ guidance. The applicant has engaged specialist commercial kitchen filtration experts to conduct an odour assessment. We enclose technical details of odour and noise control measures to be implemented at the site. This includes extract canopy filtration by Brittania Fabrications or equal with Grease baffle filters, Purified Air ESP 4500 Electrostatic filter unit followed by a carbon filtration system comprising treble carbon filter unit complete with G4 synthetic pre-filters to reduce the odour element of the system

The ESP is designed specifically for commercial kitchen application and is the most effective method for smoke removal with a 98% efficiency rate through a single pass. Installing ESP units before carbon filters enable the system to nullify malodours at optimum efficiency for much longer.

With regard to noise the exhaust fan will also be acoustically insulated with matching attenuators and all equipment will be secured with anti-vibration mounts. Full technical specification details are supplied. We confirm there is no residential occupancy within immediate vicinity of the site and in any event there will be no harmful break out of noise. The subject proposal complies with adopted local plan policy.

The proposed scheme will result in investment and job creation at a time when the high street is suffering. We therefore commend this application for your approval.

If you have any queries relating to this application please do not hesitate to contact these offices in the first instance.

Yours sincerely,

HARIS KASUJI BA MA MRTPI