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Manchester City Council
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17 February 2025

Dear Sir/Madam

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

On behalf of XP Factory PLC ('the applicant'), I am pleased to enclose an application to discharge planning Condition 6 pursuant to the approved development at Unit 2A Printworks, Withy Gove, Manchester ('the site').

As the Council is aware, planning permission (ref. 141752/JO/2024) was granted on 06 February 2025 for development with the following description:

"Variation of planning condition 4 (Hours) attached to planning permission 130256/FO/2021 to amend hours from Monday to Saturday 10:00 - 02:00, Sundays and Bank Holidays 11:00 - 23.30, to Sunday to Thursday and Bank Holiday Mondays 12:00 - 2:00, Friday and Saturday 12:00 - 3:30, each Sunday preceding bank holiday Mondays and each Thursday preceding a bank holiday Friday 12:00 - 3:00".

Condition 6 (Scheme of Extraction)
Condition 6 states:

"Within three months of the determination date for this application, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved, and a verification report confirming that the development conforms to the recommendations and requirements in the scheme, shall be submitted to, and approved in writing by, the City Council as local planning authority. 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 criteria.

The approved scheme shall remain operational whilst the use or development is in operation.

If there is no kitchen extraction system required at the premises, within three months of the determination date for this application, sufficient evidence that no kitchen extraction system is in place and is not required, shall be submitted to, and approved in writing by, the City Council as local planning authority in order to discharge this condition in lieu of the information outlined above."

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The submitted documentation listed below provides confirmation that there is no kitchen extraction system present nor required within the premises:

- Boom Manchester Discharge of Condition 6 (Scheme of Extraction).

I trust that this letter and the accompanying submission provides sufficient information to enable the application to be registered and the details required under Condition 6 to be agreed and discharged in a timely manner. Please do not hesitate to contact me with any questions related to this submission.

Yours faithfully

Meg Douglas
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Appendix 1 – Operational Kitchen Setup

