

Your Ref:

Our Ref: 51007

Date: 1st August 2024

Stephen Sands
Associate Director
Taylor Design
30 Manchester Road
Wilmslow
Cheshire
SK9 1BG

Dear Stephen

51007 – Manchester Central Planning – Discharge of Conditions

In connection with your recent communications regarding items 10a, b and c as noted in the planning conditions, we hereby provide the following responses in order to support the discharge of said conditions.

10) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the first use of the equipment to which these works relate. 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.

The installation is as per the design with air exhausting from the roof mounted penthouse louvres, and therefore are 1 metre above the eaves level and/or any openable windows / ventilation intakes of nearby properties.

b) Before the first use of the fume extraction approved within part (a) of this planning condition, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been fully implemented.

We can confirm that the designed scheme has now been installed with the correct equipment as per the associated submitted risk assessment.

Continued overleaf...

c) The equipment shall then be operated and maintained only in accordance with the above approved documents for the duration of the use.

The installed equipment will be operated and maintained in accordance with the risk assessment submitted. The operational use of the equipment has been fully demonstrated to the client and its functions explained in the associated O&M information such that it is operated as intended.

If you have any questions, please do not hesitate to come back to me

Yours sincerely



Peter Metcalf, Manchester Director
Hulley & Kirkwood