

P24-0198_LO01v1_PL_MAN_RD

02 July 2024

Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Dear Sir / Madam

Town and Country Planning Act (As Amended) 1990
Application to Discharge Conditions 18, 19 and 21c of Application 125573/FO/2019 (as amended by 138876/NMC/2023)
Asda Express, Plot 11, First Street

We have been instructed by Asda Stores Limited to seeks discharge of the following conditions of application 125573/FO/2019 at the Asda Express, Plot 11, First Street:

- Condition 18 (Opening Hours)
- Condition 19 (Fumes, Vapours, Odours)
- Condition 21c (End Use Local Labour Proposal)

In addition to this covering letter, the application includes:

- Odour Risk Report (DDA, 12/06/2024)
- Complete End Use Local Labour Proposal and Reporting Template (01/0/7/2024)

Condition 18

Condition 18 (as amended) states:

"18) Before each of the Use Class E (a) retail, E (b) (Cafe / restaurant), E (c) Hairdressers and E (d) (Gym) units within the ground and first floor of Block A/ B commence details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

Reason – In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy."

The following opening hours are proposed for Asda Express, Plot 11, First Street:

Queens House, Queen Street, Manchester, M2 5HT
T 0161 3933399 E Manchester@pegasusgroup.co.uk
Offices throughout the UK and Ireland.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
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07.00 to 23.00 daily.

The proposed opening hours will not affect residential amenity and will therefore be in accordance with saved policy DC26 of the Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

Condition 19

Condition 19 (as amended) states:

"19) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each of the Use Class E a (retail), E b (Cafe / restaurant), E (c) Hairdressers and E (d) (Gym) units within the ground and first floor of Block A/ B shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which supersede this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason – To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy"

To discharge the condition please find enclosed the Odour Risk Report (DDA, 12/06/2024), which refers to the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'.

Condition 21c

Condition 21c states:

"When an End User has been Identified Prior to the start of the end-use of the development, a Local Labour or Recruitment Plan shall be submitted and approved in writing by the City Council which outlines the immediate and future staffing of the approved end-use."

We have obtained the End Use Local Labour Proposal and Reporting Template from Ian Mulligan, Works & Skills Officer. This has been completed and provided with this submission.



We trust that the enclosed is acceptable and look forward to receiving confirmation that Conditions 18, 19 and 21c of Application 125573/FO/2019 (as amended) are discharged.

Yours faithfully,

Rebecca Dennis
Associate Planner

rebecca.dennis@pegasusgroup.co.uk