

24 July 2023
L230724 SAV Cover Letter



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SUBMITTED VIA PLANNING PORTAL: PP- 12320149

Dear Gerry,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 3 & 4A OF PLANNING PERMISSION: 133296/FO/2022
UNIT E3, 1 PICCADILLY GARDENS, MANCHESTER, M1 1RG
LEGAL AND GENERAL ASSURANCE (PENSIONS MANAGEMENT) LTD**

Introduction

We write on behalf of our client above, to apply to discharge Conditions 3 and 4a of Planning Permission: 133296/FO/2022.

In accordance with the Town and Country Planning Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms and certificates;
- Planning permission: 133296/FO/2022;
- Odour Risk Assessment, prepared by BWB consulting; and
- Noise Impact Assessment, prepared by BWB consulting.

The application has been submitted electronically via the Planning Portal website (**PP-12320149**). The requisite application fee of £116.00 has been paid electronically.

Application Site

The site is situated on the corner of One Piccadilly, a prominent destination in Manchester City Centre. The building comprises commercial uses at the ground floor and offices in the remaining parts.

Other commercial premises nearby include Vegan Shack, Pret a Manger and Costa.

Relevant Planning History

On 6 May 2022, planning permission was granted for the '*Installation of new window vent and door onto front elevation.*' (App Ref: 133296/FO/2022) (the '**2022 Permission**').

This application seeks to discharge Conditions 3 and 4a of the 2022 Permission. In accordance with the requirements to discharge the conditions, we enclose a Noise Impact Assessment ('**NIA**') along with an Odour Risk Assessment ('**ORA**').

Condition 3 – Noise Impact Assessment ('**NIA**')

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Condition 3 requires the submission of NIA. The NIA submitted with this application, concludes the proposed development will not result in any adverse impacts on the neighbouring surroundings.

The results of the NIA demonstrate that the predicted noise level is expected to be below background noise levels for weekday and weekend periods. Therefore, the proposed plant meets the requirements of planning condition 3a without the need for further mitigation.

Consequently, it is considered there is no requirement for the submission of a verification report to satisfy Condition 3b, as such Condition 3 can be discharged.

Condition 4a – Odour Risk Assessment ('ORA')

Condition 4a requires the applicant to submit a scheme for the extraction and discharge of odours from the premises.

The kitchen extract at Unit E3 will include fine filtration followed by a UV-C ozone system, which is considered appropriate mitigation for the level of identified odour risk.

Outlined within the ORA are further details of the odour abatement measures which were considered acceptable to reduce odour as a result of the installation of the vent.

Summary and Conclusion

The documents submitted in support of this application provide all the necessary information required by the LPA. It follows that the condition can be formally discharged such that the proposed development can commence.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Francesca Opoku-Gyamfi or Katie Parfett at these offices.

Yours faithfully

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

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