emery PLANNING

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Manchester City Council
Planning Department
PO Box 532
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31 January 2024
EP ref: 23-491

Dear Sir or Madam

Re: Planning Portal reference: PP-12752830
Land off Oldham Street and Spear Street, Manchester

Please find enclosed an application to discharge conditions 8, 9, 11 and 31 attached to planning permission 131730/JO/2021 for "*variation of conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020*" relating Unit 1 of Block B at the above site (edged red on the plan attached at Enclosure **EP1**).

Condition 8 (Noise) states:

> "Before first occupation of the development the building, together with all externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.
>
> Upon completion of the development and within 6 months of the equipment becoming operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented."

The details remain the same as those discharged under application ref. CDN/22/0315 and we can confirm that no ancillary equipment will be mounted externally, therefore the condition is satisfied and no verification report is required.

For completeness, please find enclosed the Acoustic Report prepared by Hann Tucker Associates and approved under application CDN/18/0389 on 25 July 2019 in relation to condition 7. The report outlines plant noise emission limits and mitigation measures should any ancillary equipment be externally mounted in the future.

Condition 9 (Scheme for extraction of fumes, vapours and odours) states:

> "Prior to the occupation of each individual commercial unit a scheme for the extraction of any fumes, vapours and odours from the commercial premises hereby approved (B1, A1 and A3) shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter. 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 eaves level and/or any openable windows/ventilation intake."

The proposed bakery oven would not require any extraction as this is built into its design, which condenses the steam and filters it into clean drainable water. The specification titled 'Specification details - POLIN Hood' is submitted as part of the application and demonstrates same. We therefore request that the condition is discharged on the basis that no extraction is necessary in relation to the bakery operations.

A separate plan ref. 034_PLN_207 Rev P01 (WC Extract Strategy) is submitted and provides details of the proposed WC ventilation system.

Condition 11 (Opening hours) states:

> "The opening hours of the approved B1, A1 and A3 uses of the ground and basement floors shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of these approved uses. The ground floor and basement premises shall not be open outside of the approved opening hours."

It is proposed for the bakery to open to the public during the following hours:

- Monday to Sunday: 07:00 – 22:00

Condition 31 (Refuse strategy) states:

> "Prior to the occupation of each individual commercial unit hereby approved a scheme for the storage (including segregated waste recycling) and disposal of refuse from each of the commercial uses has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation."

The proposed refuse strategy details are enclosed on plan ref. 034_PLN_205 Rev P01 (Refuse Strategy). We can also confirm that the waste will be collected as follows:

- Service 1 – General waste collected once per week.
- Service 2 – Recycling collected once per week.

It is considered that the submitted information is sufficient to discharge conditions 8, 9, 11 and 31 of planning permission 131730/JO/2021, however should you have any queries or require anything further then please do not hesitate to contact me or Wiktoria Sypnicka at this office.

Yours sincerely
Emery Planning

Caroline Payne

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Cc. Client
Enc. EP1 – Unit 1 plan

Enclosure EP1

