

Re: House of FU: Conditions requiring discharge

Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Thu 12/7/2023 1:28 PM

To: Laura Miller <laura.miller@manchester.gov.uk>

Hi Laura,

Please see the applicant's response:

*I have received the following from the Mechanical kitchen extract sub-contractor – who I know does liaise closely with Purified Air – who I believe are a 'preferred' supplier of such equipment .
My only other comment is there is, in my opinion, a very large amount of filtration equipment on site and only 'warm air' comes out of the exhaust.*

"Our installed carbon filters of 1800mm x 1200mmm which is 18 site safe carbon cassettes, provides 0.15 sec dwell time, however, we have added 2 x UVO1000 modules and 6 x ESP4500 modules to allow and compensate for this.

We work closely with Purified Air Ltd, the manufacturers of the odour control equipment.

To achieve 0.4- 0.8 seconds dwell time, with carbon filters alone, would require another 3 x sets of 18 site safe carbons, and there just is not the space on site for that, so the system was designed with double UVO1000 modules and 6 x ESP4500 modules in a 3 x high double pass configuration.

The exhaust air leaving the louvre, is clear of any smoke, grease or odours. Just warm air being exhausted."

Happy to discuss, mindful, at this level of technical specification, I would need to liaise with specialist. It does appear we have mitigated the concern via the addition of Ultra violet and Electrostatic filters.

Thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,

Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Laura Miller <laura.miller@manchester.gov.uk>

Sent: Tuesday, December 5, 2023 3:37 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: Re: House of FU: Conditions requiring discharge

Hi Max,

I have looked at the additional information related to the fume condition.

In addition to this, they need to confirm the residence time of the carbon filters, for systems requiring a very high level of odour control the EMAQ guidance recommends the following; Carbon filters rated with a 0.4-0.8 second residence time.

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

Environmental Protection Officer
Environmental Protection Section
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: laura.miller@manchester.gov.uk

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Telephone: 0161 234 1742

Internal: 31742

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 16 November 2023 14:05

To: Laura Miller <laura.miller@manchester.gov.uk>

Cc: EnvH Licensing <envh.licensing@manchester.gov.uk>

Subject: Fw: House of FU: Conditions requiring discharge

Hi Laura,

Please see attached and below regarding CDN/23/0321.

Let me know if you need anything further.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

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From: Patrick Thomas <patrick@upnortharchitects.com>
Sent: Thursday, November 16, 2023 1:25 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: House of FU: Conditions requiring discharge

Hi Max

In terms of Condition 4 (fume extraction) – the first point below, please find attached the Odour Risk assessment. The servicing and maintenance strategy for the kitchen extraction system is as follows:

“Quarterly

UV filters changed and both modules service/checked

ESP cassettes changed for clean cassettes (soiled cassettes returned to factory for steam clean)

Bi-annual

Internal clean of canopies and ductwork, to TR-19 specification, with a full clean report, including before/after (dated) photos, and a dated clean certificate. This is usually required by landlords and insurers.

Annual

UV lamps replaced in both modules

Carbon filter cassettes replaced.”

Please let me know if you need any more information on this Condition.

Kind regards

Patrick

Patrick Thomas B.Arch, ARB, RIBA
Director

—

For and on behalf of Up North Architects

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Mobile: 07980 639 812

Up North Architects Ltd, Suite 111, Holyoake House, Hanover Street, Manchester, M4 4AH

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Tuesday, October 31, 2023 11:08 AM
To: Patrick Thomas <patrick@upnortharchitects.com>
Subject: House of FU: Conditions requiring discharge

Hi Patrick,

As per our phone call just now, there is still outstanding information needed to discharge condition 4 (fumes) attached to 135243/FO/2022:

Condition 4 (fume extraction) - They need to provide a copy of the supporting odour risk assessment that has been undertaken. They also need to provide a servicing and maintenance strategy for the kitchen extraction system too.

We also need you to discharge the following noise conditions (the comments in red are additional information provided by the EHO on the original application):

Condition 9

a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning

authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report shall 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 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 noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

2The Environmental Protection Team has read the submitted acoustic report (Braiden Acoustics, Reference: 11101revA, 11 January 2023). The report has concluded that no mitigation is required to the existing structure. It does say that the karaoke booths will be fully noise insulated. Further details are required as this will be a major noise transmission area to the offices above if the booths are not adequately insulated.

Condition 11

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive

location. Prior to commencement of the use hereby approved the scheme shall be 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 site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

4The Environmental Protection Team has read the submitted acoustic report (Braiden Acoustics, Reference: 11101revA, 11 January 2023). At the time of writing the report the specifications for the external plant were unknown so only limits have been provided. Once the plant has been selected an addendum report is required for part a) of this condition.

Please consider the above and respond accordingly

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,

Growth and Neighbourhoods

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