

## Statement to discharge conditions, 6, 7, 9, and 10.

Location: Lahori Karahi & Chargha ,  
824 Stockport Road,  
Levenshulme, Manchester,  
M19 3AW

Application No: 127272/JO/2020



Proposal: Approval (Discharge) of conditions 6,7,9 and 10 of the application reference 127272/JO/2020 to complete the requirement to allow use of first floor as restaurant with a maximum of 30no. covers.

### Introduction

Following the Approved decision dated 12 October 2020, of the application no. 127272/JO/2020.

The application was seeking Variation of conditions 2 (specified plans), 12 (number of covers) and 13 (use of first floor) attached to planning permission referenced 093807/FO/2010/N2 to allow use for first floor as restaurant (Class E)

This decision came with several conditions, in which condition nos. 1, 2, 3, 4, 5 and 8 needs to be implemented on side as a part of decision and condition nos. 6, 7, 9 and 10, require a discharge by providing additional information in writing.

### Site and surroundings

It's a restaurant which was established in 2010 at 822 Stockport Road.

The site is located on Stockport Road which is to the East of the application site, Levenshulme Methodist Church to the Sout, no. 822 Stockport Road to the North of application site,

The surrounding area is characterised by mix of traditional terraced and semidetached and properties, and mix of residential and commercial properties.

The site benefits from being within a well-established area. It is within easy Walking/cycling distance of a range of local services/facilities including, post boxes, convenience stores, main bus routes, Park, Play Grounds, leisure facilities.

This application is to discharge the following conditions:

#### Condition no.6,

6) Before the commencement of the use of the first floor as part of the authorised restaurant use, a scheme to be submitted to and approved in writing by the City Council as local planning authority relating to fume, vapour and odour shall be extracted and discharged from the premises. The approved scheme shall be fully implemented prior to commencement of the first use of the first floor in association with authorised restaurant and maintained in situ thereafter.

### Statement to comply with Condition 6

This restaurant is established since 2010, and successfully serving the community since then, it's one of the favourite place of many regular customers from several years, the extraction system was installed in 2010, by choosing the high specs. and considering the maximum requirement for the business, there is an open kitchen system at the ground floor level, where customers dine in the restaurant as well as can watch their food being prepared/cooked in the kitchen, there is no change to the existing setup of kitchen neither there are any plans to increase the kitchen capacity as its working really well for the business without any problems.



Open Kitchen (Picture taken from the restaurant) Open Kitchen (Picture taken from inside the kitchen)

The extraction system is capable of extracting fumes, vapours from the kitchen and other areas, all the extracted fumes, vapours and odours discharge outside the building through a ducted system that terminates at minimum 1 metre above the top ridge level to ensure that it does not cause any nuisance or annoyance to neighbouring properties.



Street view of August 2014

Street views above show the same external canopy above the roof ridge without any changes due to the recent change of additional seating area at the first floor.



Street view of April 2021

A regular maintenance system is in place to ensure that the ventilation and exhaust equipment operates optimally, there are three methods in staff training, and implemented and inspected by the manager regularly,

- 1- Daily cleaning to all visible areas to remove all the grease etc.
- 2- Weekly deep cleaning, where all the filters were removed and washed with power washer as well as cleaning all the accessible areas of the extractor system, to achieve maximum outcome of the system.
- 3- Annual servicing and cleaning, a professional extractor cleaning company dose a professional cleaning and maintenance of the whole system, please see the most recent cleaning certificate below, issued by Gerebrook works, Pink bank Lane, Levenshulme M12 5GH



### Condition no 7

Before the commencement of the use of the first floor as part of the authorised restaurant use, a scheme to be submitted to and approved in writing by the City Council as local planning authority relating to the acoustic treatment of externally mounted ancillary plant, equipment and servicing, which shall achieve a satisfactory rating level below the typical background level at the nearest noise sensitive location. The approved scheme shall be fully implemented prior to commencement of the first use of the first floor in association with authorised restaurant and maintained in situ thereafter.

### Statement to comply with Condition 7

Whole restaurant is served by Mitsubishi air-conditioning/heating system, which is designed to maintain the internal temperature as well as provide fresh/clean air, a regular maintenance and servicing method in place to achieve better performance.



Air conditioning and heating system internal units throughout the restaurant

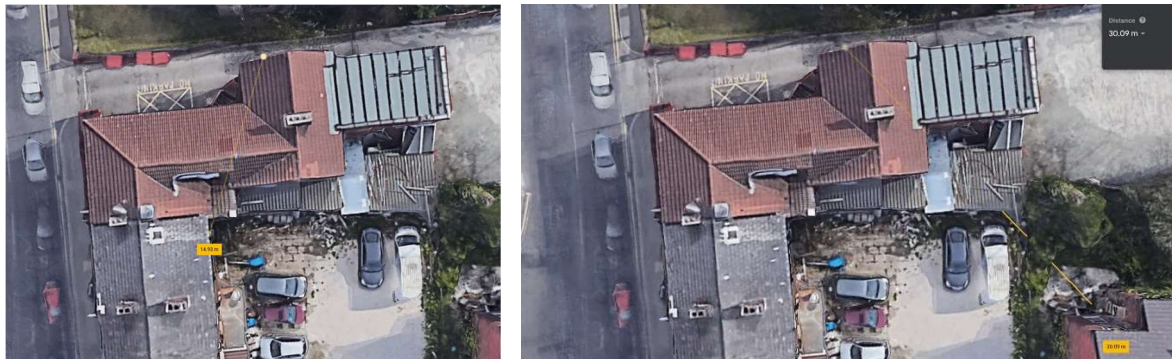


External units of air-conditioning/heating system



Position of External units of air-conditioning/heating system

The external units are installed on the side of the restaurant, the impact of these units to any nearby premises please see in the picture below, the distance of the nearest window from the AC external units, it can be measured 14.9 meters, and other 30 meters.



## 8. Specific Sound Levels - Plant

- 8.1 The Specific Sound Level is denoted  $L_{A_s}$  and is the A-weighted, equivalent noise level at the NSR location.
- 8.2 The Specific Sound Levels have been calculated to the NSR locations while accounting for distance attenuation, shielding, directivity and reflections.
- 8.3 Full calculations are shown in **Appendix F** and the derived Specific Sound Levels are tabulated below:

Table 2: Specific Sound Levels

| NSR | Noise Source(s)   | Day/Night             | Specific Sound Level, dB $L_{A_s}$ |
|-----|-------------------|-----------------------|------------------------------------|
| 1   | External AC Plant | Night (23:00 – 07:00) | 21                                 |
| 2   | External AC Plant | Night (23:00 – 07:00) | 28                                 |

## 10. Rating Level Vs Background - Plant

- 10.1 The noise impact of the proposed noise sources is to be determined in accordance with BS4142:2014. The rating levels are to be compared to the background sound level to determine noise impact in accordance with BS4142:2014:

A Sound Rating Level at or below the background noise level is indicative of *Low Impact*;

A Sound Rating Level that exceeds the background noise level by around +5dB is likely an indication of *Adverse Impact*, depending on the context;

A Sound Rating Level that exceeds the background noise level by around +10dB is likely an indication of *Significant Adverse Impact*, depending on the context;

- 10.2 The noise impact at the NSR locations is tabulated below:

Table 4: Noise Impact

| NSR | Rating Level, dB $L_{A_r}$ | Background Criterion, dBA | Difference, dB | Impact |
|-----|----------------------------|---------------------------|----------------|--------|
| 1   | 24                         | < 49                      | -25            | Low    |
| 2   | 31                         | < 49                      | -18            | Low    |

- 10.3 The Rating Levels for the external condenser units is predicted to have a 'low impact', in accordance with BS4142; no further assessment is required in regard to plant.

By considering the distance and the noise impact report results it proves that the noise impact of the external AC units is low and does not require any acoustic treatment.

## Condition no 9

Before the commencement of the use of the first floor as part of the authorised restaurant use, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority detailing additional waste storage in support of the first floor restaurant use. The details of the approved scheme shall be implemented as part of the development and upon commencement of the authorised use and shall remain in situ whilst the use or development is in operation.

## Statement to comply with Condition 9

There is a designated area at the far end of the car park with a shelter, to keep the area clean and ventilated, regular bin collection is in place according to councils policies. Invoice as a proof



Fresh Start Waste Services Ltd  
Scott House  
114 Higher Green Lane  
Ardley, Greater Manchester  
M29 7JB

Freephone: 0800 178 1966  
Email: info@fswaste.co.uk  
Web: www.fswaste.co.uk



Invoice

A/C Ref.: LAHO0010

LAHORI CULTURE LIMITED  
Lahori Karahi  
824 Stockport Road  
Manchester  
M19 3AW

Invoice No.: OUT-473581

Invoice Date: 06-03-23

This in advance invoice relates to the services during the period 20-03-23 to 16-04-23

| Site                                                   | Purchase Order | Tax    | Order Total |
|--------------------------------------------------------|----------------|--------|-------------|
| Lahori Karahi, 824 Stockport Road, Manchester, M19 3AW |                |        |             |
| 20 SLBIN 1100 (Wheelie Bin) FC £17.70 General Waste    |                | 20.00% | £354.00     |
| Schedule 1-Weekly Thur                                 |                |        |             |
| This invoice will be collected by direct debit         |                |        |             |
| Net Total                                              |                |        | £354.00     |
| VAT                                                    |                |        | £70.80      |
| Grand Total                                            |                |        | £424.80     |

| Tax Code | Tax Percent | Taxable Amount | Tax Amount |
|----------|-------------|----------------|------------|
| T1       | 20.00%      | 354.00         | 70.800     |

KEY: SLBIN = SCHEDULED BIN LIFT, HIRE = RENTALS, CHARGE = SURCHARGES, SPROUT = SCHEDULED PRODUCT DELIVERY

OUT-473581

VAT Registration: 857 9665 44

Company Registration: 5762485

ANY QUERIES REGARDING THIS INVOICE, OR REASONS WHY PAYMENT IN FULL WILL NOT BE MADE, SHOULD BE NOTIFIED IN WRITING WITHIN 7 DAYS

This type of business mostly has a general waste and minimum amount of the other types, so general waste bins are in use.

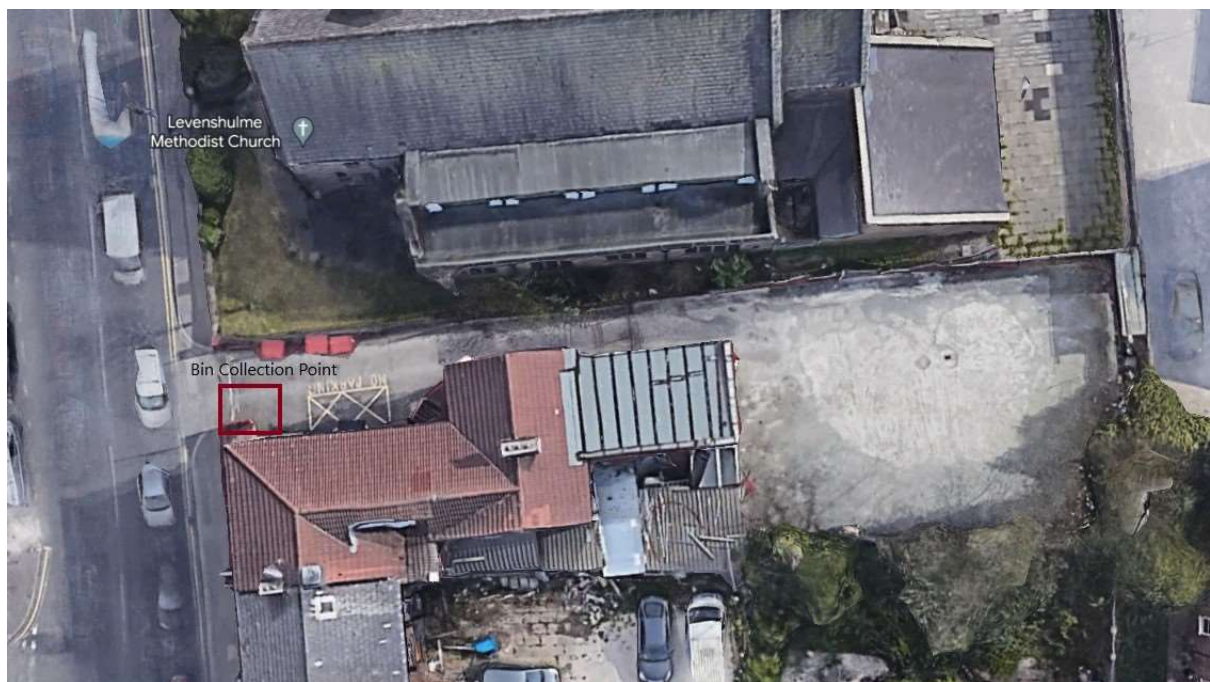


(Bin Storage Area)  
Picture taken on 30<sup>th</sup> March 2023



(Bin Storage Area)  
Picture taken on 21<sup>st</sup> January 2021

Bin collection point is from Stockport Road and indicated in below photograph,



Bin Collection point marked in red square

### **Condition no 10**

Before the commencement of the use of the first floor as part of the authorised restaurant use, a scheme for the management of the external yard / car parking area shall be submitted to and approved in writing by the City Council as local planning authority. This shall include arrangements to manage potential noise disturbance caused by patrons departing from the premises and the transit of refuse including glass bottles to segregated waste storage areas outside the authorised trading hours and measures to ensure that eating and drinking is only undertaken within the premises.

The approved details shall be fully implemented prior to the commencement of the use of the first floor as part of the authorised restaurant use and shall remain in place whilst it remains in operation.

### **Statement to comply with Condition 9**

**Car parking 11 no. bays are ready to serve customers, according to approved plans, as photographs below.**



Designated parking spaces clearly marked and designate parking spaces

Lighting has been provided to ensure adequate lighting in the car park area to enhance visibility and safety at night.

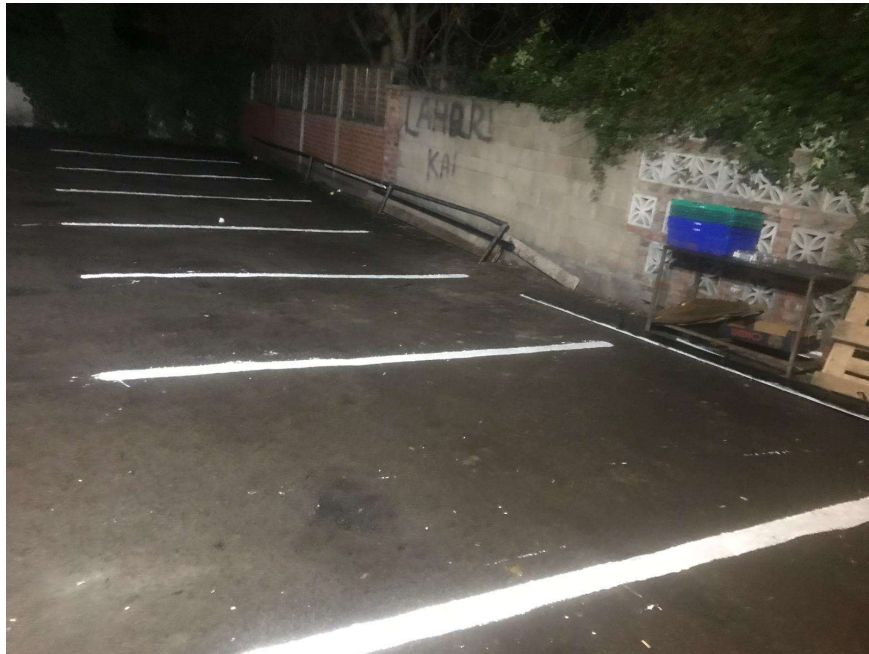
Management plan includes a regular inspection of the car park to maintain the surface of the car parking area in a safe and well-maintained condition.

Waste management plan includes a regular cleaning of the car park on daily bases and ensures regular removal of waste to maintain a clean and tide car park.

All car park area are covered with CCTV cameras to deter theft and unauthorised access.

Management to make sure to maintain a regular maintenance schedule to ensure the car park remains in good condition and is free from hazards.

Management plans include ensuring compliance with all relevant legislation, including health and safety, environmental, and parking regulations.



**Parking Bays of Rear CarPark**

Additionally,

After 10pm the Management plan also includes for late hour premises leavers, one of the members of staff will attend customers at the door to remind all the customers to leave the car park by keeping the maximum silence to ensure no one be disturbed in surroundings. This applies to the staff as well when they leave at night.

This is the reason this business never had any complaints since it opened.