



Paul Butler Associates

Planning, Development & Heritage Consultants

28 February 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Ljr/22.1817/cd

Dear Julie,

Hilton House, 26-28 Hilton Street, Manchester
Application for Approval of Details Reserved by Condition attached to Planning Permission
135349/FO/2022

On behalf of my client HHNQ Ltd, please find attached an application for the approval of details reserved by condition.

As part of this application we are applying to discharge conditions 3 and 4 attached to planning permission 135349/FO/2022 which was approved on 18 January 2023 and related to 'Installation of external fume extraction to ground floor unit'.

The numbered conditions for which approval is sought and the information submitted as part of this application is set out below. We are eager to secure discharge of these conditions as soon as possible.

Condition 3: Noise from Mechanical Plant

Condition 3 states:

'3) 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 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 minimise the impact of the development and to prevent a general increase

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in pre-existing background noise levels around the site’.

In response to this condition it is confirmed that the installation of the kitchen extract system has been completed in accordance with the approved information referenced by Condition 2 of planning permission 135349/FO/2022.

A Noise Assessment of the installed plant has been undertaken by AEC Ltd (report P4291/L01/RDC). An attended noise level survey was undertaken from the extract grilles and externally at the nearest noise sensitive receptor. Based on the measured noise level, AEC Ltd confirm that the criteria for mechanical services plant to be 5dB below the existing background noise level have been achieved. On this basis the requirements of part a and b of Condition 3 are met and discharge may take place.

Condition 4: Fumes, vapours and odours

Condition 4 states:

‘4) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

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 eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented in accordance with part (a) of this planning condition.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policies DM1 and SP1 of the Core Strategy for the City of Manchester’

During the determination of planning application 135349/FO/2022, correspondence was provided by Environmental Health which stated ‘The Purified Air report has done a risk assessment and has proposed Fine filtration, ESP followed by UV ozone system to mitigate against the fumes and this is sufficient to discharge part a of the condition’. Part a of this condition has therefore been previously satisfied.

In respect of part b of the condition, it has been confirmed by the contractor who installed the extract system that the installation has been completed in accordance with the information submitted as part of planning application 135349/FO/2022 which was previously confirmed as acceptable.

We trust that this information is sufficient to enable the positive determination of this application and discharge of conditions 3 and 4. Please do not hesitate to get in touch if you do require anything further. The application fee, amounting to £116, will be paid by the applicant upon submission.

We look forward to working with the Council to progress the application through to determination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', written in a cursive style.

Ralph Taylor BSc. MPLAN MRTPI
Associate Director