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28th February 2023

Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear Sir/ Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
BONDED WAREHOUSE, 18 LOWER BYROM STREET, MANCHESTER, M3 4AP
APPLICATION TO DISCHARGE CONDITIONS FROM CONSENT REFERENCE: 127991/FO/2020

Please find enclosed a planning application to discharge conditions 3 (Odours), 4 (Acoustic Insulation) and 5 (External Plant) of consent 127991/FO/2020 concerning development at the Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP.

The application has been made on behalf of the applicant, All Work & Social Bonded Ltd, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP-11679346)

DISCHARGE OF CONDITIONS

This discharge of condition application provides the documents as outlined in the table below, against the condition and detail to which it relates.

No	Condition	Information Submitted
3	Fumes, vapours and odours from any kitchen areas used for cooking 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 kitchen/ cooking use commences; any works approved shall be implemented before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes	CWC Level 2 Kitchen Extraction System (09/11/22) Photo Drawing - SE4508/JH/M07 P1 Solution Environmental Services "Ventilation"

	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. Upon completion of the installation of extract equipment and before the kitchen/ cooking use commences, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the odour statement report and subject to additional requirements set out below. The report shall also include photographs of the filters and odour abatement in situ within the ductwork before being boxed along with a diagram and photographs of the inspection access hatches. Any instances of non-conformity with the recommendations in the report or approved measures shall be detailed along with any measures required to ensure compliance with the agreed criteria. Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.	IMC Britannia Refresh Range Brochure(A34/098 R1) Drawing – DS8961 Rev E “Bonded Warehouse Kitchen” MCE Monarch Catering Equipment CWC Bonded Warehouse – Level 2 Kitchen Extract Information
4	The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study the Acoustic Planning Report, June 2021, ref: 15058-R02-F. 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 10dB 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, respectively. Upon completion of the development 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 acceptable criteria has been met. Any instances of non-conformity with the recommendations in the	Sandy Brown 15058-R02-F Acoustic Planning Report Sandy Brown 15058-R06-A Planning Condition 4 Discharge Report

	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 nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.	
5	Any externally mounted ancillary plant, equipment and servicing installed after 14th August 2020 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. 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 approved scheme shall be completed before the plant is brought into use. Upon completion of the development 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 the noise criteria has 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 in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy.	An additional condenser has been installed since 14 August 2020 Drawing - 2609-RF-5701 T1 "Roof Level Mechanical Services Layout" Sandy Brown 15058-R05-A Plant Noise Egress Assessment

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



Diane Ellis
Associate Director