



Paul Butler Associates

Planning, Development & Heritage Consultants

18 August 2022

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

FAO Lucy Harrison

Our ref: 22.1762

Dear Julie,

Unit 2, Sky Gardens, 210 Chester Road, Manchester, M15 4UU
Discharge of Conditions attached to planning permission 133518/JO/2022

On behalf of our client, Ciaooo Pizzeria, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'.

Ciaooo Pizzeria will occupy one of the two ground floor commercial units within the recently constructed Sky Gardens development. This application seeks to discharge conditions relating to the operation of the commercial unit to be occupied by Ciaooo Pizzeria.

As part of the application we are applying to discharge the following conditions:

- Condition 6: extraction
- Condition 8: acoustic insulation

The numbered conditions of planning permission 133518/JO/2022 for which discharge is being sought and the information being submitted, is set out under the headings below.

Condition 6: Extraction

Before any A3 or A4 use hereby approved commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved 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.

Response

Please find attached the following information:

- Extraction scheme including DEFRA risk assessment, design calculations, design drawing, and extract equipment data sheets prepared by Swan Projects.

Condition 8: Acoustic Insulation

Before any of the commercial uses hereby approved commence, 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.

Response

Please find attached the following information to address the above condition:

- Noise Transfer Assessment prepared by Hann Tucker Associates

The application fee amounting to £116 has been paid by my client at the time of submission.

We are keen to secure sign off of the conditions as soon as possible so the commercial unit can be occupied and the proposed use make a contribution to the local economy, as well as enhance the active frontage along Chester Road. I look forward to receiving confirmation of the application validation. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely

Lynsay Ewart

Lynsay Ewart BSc (Hons) MSc MRTPI
Senior Planner