

2 December 2025
L251202 SAV Cover Letter



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SUBMITTED VIA THE PLANNING PORTAL REF: PP-14533908

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE DISCHARGE OF CONDITION 21 OF PLANNING PERMISSION: 131318/JO/2021
GROUND & MEZZANINE FLOORS, BLOCK C, MANCHESTER GOODS YARD, WATER STREET,
MANCHESTER M3 3BE
PVM GOLF LTD**

Introduction

We write on behalf of our above client, PVM Golf Limited, to apply to part discharge Condition 21 of Planning Permission: 131318/JO/2021. The application is required to enable Pitch, a leading indoor virtual golf operator, to occupy space at the Site.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter; and
- The completed application forms;

The application has been submitted and the requisite application fee (£298.00) paid electronically via the Planning Portal (**PP-14533908**).

Relevant Planning History

On 14 December 2018, planning permission was granted for:

"Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works." (App Ref: 121511/FO/2018) (the '2018 Permission').

The 2018 Permission was granted pursuant to 49 Conditions. Condition 2 required that the approved scheme was developed in accordance with the listed plans and documents.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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On 31 August 2021, planning permission was granted for the variation of Condition 2 of the 2018 Permission, as amended, to reflect enclosing the terrace at level 9 and include additional and revised areas at ground and mezzanine floors with associated ground floor access changes on approved plans (*App Ref: 131318/JO/2021*) (the '**2021 Permission**').

The development of the Site has now been completed in accordance with the above permissions and is in the process of being occupied.

Condition to be Discharged

This application seeks to discharge the one outstanding 'pre-commencement' condition attached to the 2021 Permission, as identified in the table below.

Condition	Requirement
21	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. The scheme shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation in order to secure a reduction in the level of noise emanating from the site.

An application was submitted 8 August to discharge conditions 20 (Noise) and 21 (External Plant) (App Ref: CDN/25/0763) (the '**2025 Condition Discharge**'), this application found the information submitted in relation to condition 20 acceptable and part discharged that condition. However, it refused the discharge of condition 21 as the LPA consider the information submitted (Plant Noise Egress Assessment prepared by Sandy Brown Acoustics) was not sufficient in order to discharge that condition.

This application seeks to provide additional information in order to part discharge Condition 21.

Condition 21 – External Plant Equipment

The LPA confirmed on the decision notice for the 2025 Condition Discharge, that in order to discharge condition 21, confirmation is required on the full details of there circulation system being installed and full details of the food provision / food type being offered, as well as the style of cooking and number of covers.

The 2025 Condition Discharge confirmed that the occupier will provide a bar food offering. There will be no kitchen extraction due to site constraints; instead, the occupier will install an internal air refresh system that recirculates air within the kitchen without any external discharge. This approach complies with Building Regulations, and the menu has been curated to reflect the limited kitchen space and the absence of external extraction.

In response to the additional information requested by the LPA, the recirculation system proposed is designed in accordance with Building Regulations Part F2¹, which identifies BESA DW172 as the appropriate standard for commercial kitchen ventilation. DW172 permits recirculating systems without discharge to outside where wholly electric cooking equipment is used, and no gas appliances are present.

The system to be installed is equivalent to the Purifiedair Reflow system², which is DW172 compliant, UKAS tested, and widely accepted by local authorities, it will meet DW172 requirements and incorporate multi-stage filtration, including grease and carbon filters, electrostatic precipitators, and UV treatment, supported by a maintenance regime in line with manufacturer recommendations.

¹ See Appendix A for DW172 compliance evidence and manufacturer approvals

² See Appendix B for manufacturer compliance evidence and regulatory references

The food offering consists of a curated bar menu including light bites, small plates, and casual mains such as nibbles, grilled halloumi, falafel, tempura cauliflower, spring rolls, chicken tenders, burgers, flatbreads, and desserts such as brownies and cookies, alongside sides like fries and onion rings. This is a light bar menu rather than a full-service kitchen.

All cooking will be undertaken using electric fryers and electric cookers; no gas appliances will be used. Cooking methods include frying, grilling, and oven baking, consistent with the limitations of a recirculating system.

The operator anticipates that approximately 20% of total sales will be food, with an average of twenty covers per day and an average serve time of seven minutes.

This information confirms that the ventilation system and cooking arrangements comply with Building Regulations and DW172, and that the acoustic assessment previously submitted remains valid as there is no external plant equipment.

Summary and Conclusion

This application seeks to discharge Condition 21 of Planning Permission: 131318/JO/2021.

The technical documents submitted as part of this application provide all the necessary information required by the Council to enable the formal discharge of the conditions so that the development can be commenced.

We will endeavour to contact you within the few days to ascertain the Council's timeframe for decision-making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Sophie Moore or Brad Wiseman at these offices.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Savills (UK) Limited
Planning

Appendix A – Compliance Evidence and Manufacturer Approval (Building Regulations Part F2 and DW172)

DW172 COMPLIANCE CALCULATIONS

Job No. 22297 (BAC - 13129)
 Site Name. The Pitch Manchester
 Site Address. _____

Rev. C

HVCA		DW/172	SPECIFICATIONS FOR EXTRACTION CANOPY UNIT					
DWG REF	ITEM	SOURCE	PLAN SIZE		AREA	COEFFICIENT	FLOW RATE	SURFACE
			Length (mm)	Width (mm)	M²		M³/S	TEMP °C
	Deep Fat Fryer	Electric	560	505	0.283	0.45	0.127	
0.5	Deep Fat Fryer	Electric	450	812	0.365	0.45	0.164	
0.7	Griddle - Mild Steel	Electric	600	812	0.487	0.25	0.122	
0.6	Benches, Spreaders, Worktops	N/A	870	812	0.706	0.03	0.021	0.03
0.8	Benches, Spreaders, Worktops	N/A	1500	330	0.495	0.03	0.015	0.03
	Deep Fat Fryer	Electric	280	505	0.141	0.45	0.064	
Theoretical Extract volume required							0.550	m³/s
			Canopy Type	Overhead Wall, Island Single Open End			1.400	
SPECIFIC EXTRACT FLOW RATE REQUIRED							0.770	m³/s
SPECIFIC SUPPLY FLOW RATE REQUIRED							0.654	m³/s

Appendix B - Supporting Certification and Compliance Logos

Table 1.1 Ventilation for buildings other than offices and car parks	
Building/space/activity	Regulations and guidance (also see CIBSE's Guide A and Appendices D and E)
Animal rooms	CIBSE Guide B2 <i>Ventilation and Ductwork</i> (2016) <i>Code of Practice for the Housing and Care of Animals Bred, Supplied or Used for Scientific Purposes</i> (Home Office, 2014)
Building services plant rooms	Dangerous Substances and Explosive Atmospheres Regulations 2002 Provision for emergency ventilation to control dispersal of contaminating gas releases (e.g. refrigerant leak) is given in paragraphs 23 to 25 of HSE Guidance Note HSG 202 <i>General Ventilation in the Workplace – Guidance for Employers</i>. BS EN 378-3 <i>Refrigerating systems and heat pumps. Safety and environmental requirements – Installation site and personal protection</i> Follow manufacturers' guidance for adequate provision of air for service equipment.
Catering and commercial kitchens	HSE Catering Information Sheet No. 10: <i>Ventilation in catering kitchens</i> (2017) BESA DW 172 <i>Specification for Kitchen Ventilation Systems</i> (2018) CIBSE Guide B2 <i>Ventilation and Ductwork</i> (2016)

COMPLIANT AND APPROVED



Approved for all
Stadiums



City of Westminster
Accepted



Laboratory
Tested



Compliant