

3 February 2026

Delivered via Planning Portal

Michael Pearson
Manchester City Council
Planning and Building Control
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
Manchester
M2 5HD

Our ref: GARM3004

Dear Michael

DISCHARGE OF PLANNING CONDITION 14 (FUMES) AND CONDITION 24 (BREEAM) PURSUANT TO PLANNING PERMISSION REFERENCE 142591/JO/2025 JOHN DALTON BUILDING, CHESTER STREET, MANCHESTER M1 5GD.

On behalf of Manchester Metropolitan University ("the University") I am pleased to enclose an application to discharge Condition 14 (Fumes) and Condition 24 (BREEAM) pursuant to the above referenced planning permission.

This application has been submitted via the Planning Portal (ref. PP-14638962) and comprises electronic copies of the following documents:

- Application Form
- This Covering Letter

Condition 14

- Installation and Maintenance Service Manual for Air Handling Equipment, prepared by Dalair
- Drawing Pack
 - East Elevation – Fire Strategy New Build (dwg ref. 1338B-5PA-NB-ZZ-DR-A-290303 P01)
 - North Elevation – Fire Strategy New Build (dwg ref. 1338B-5PA-NB-ZZ-DR-A-290300 P01)
 - South Elevation – Fire Strategy New Build (dwg ref. 1338B-5PA-NB-ZZ-DR-A-290302 P01)
 - West Elevation – Fire Strategy New Build (dwg ref. 1338B-5PA-NB-ZZ-DR-A-290301 P01)
 - Fire Strategy Plan Energy Centre (dwg ref. 1338B-5PA-EC-00-DR-A-290260 P1)
 - Proposed Kitchen & FOH Layout (dwg ref. 2355-2), prepared by Caterware
 - Longar Type 2 High Performance Premium Baffle Filter Specification, prepared by Longar Industries Limited
 - MMU Science & Engineering (dwg ref. E220086H/2), prepared by Dalair
 - MMU Science & Engineering Technical Data, prepared by Dalair
 - Site Photographs, taken by B&K
- Technical Note *Discharge of Conditions 14b (Fumes Verification)*, prepared by B&K

Condition 24

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
T 0161 233 7676 turley.co.uk

- BREEAM Final Certificate (19 November 2025), prepared by BREEAM UK
- Man-Met Science and Engineering TM54 Operational Energy Report, prepared by NG Bailey

The requisite planning application fee of £298.00 has been paid directly to Manchester City Council ('MCC') via the Planning Portal.

Background

As you are aware, full planning permission for a new Science and Engineering building on the site previously occupied by the John Dalton West building was granted by MCC in March 2020 (LPA ref. 125799/FO/2019). The new building extends to 7 storeys and will provide improved teaching spaces, study areas and catering facilities, and will physically connect to the John Dalton Tower in order to facilitate closer working practices between the functions contained within that building and those proposed to be placed within the new building. The building will allow the Faculty of Science and Engineering to build upon world-class research in a variety of fields, grow international student numbers and increase its Research and Knowledge Exchange activity and income. A Section 73 application (LPA ref. 142591/JO/2025) was submitted in March 2025 seeking the "*variation of Conditions 2 (Plans), 16 (Cycle Parking) and 21 (Lighting) to alter the position of cycle store and reconfiguration of lighting layout*". This application was approved on 30th January 2026.

Additionally, full planning permission for external alterations to the John Dalton Central building comprising a new facade to the North and East elevations, infilling of two small areas to create new internal teaching space including laboratories and a new internal fire escape staircase, demolition of the 'glazed link' between the John Dalton East and John Dalton Central buildings and the John Dalton East plant room and associated works, was granted on 14 January 2021 (LPA ref. 128181/FO/2020). This seeks to enable the enhancement of the external appearance of the John Dalton Central building in order to reflect the high-quality design of the new Science and Engineering building.

Demolition of the existing John Dalton West Building and its associated structures was completed in March/April 2021. The proposed development is currently substantially complete. The University has appointed Bowmer & Kirkland Ltd (B&K) as main contractor for the project. Once completed, the new S&E building will be known as the John Dalton Building.

The permission includes a number of conditions to be discharged. This application relates to the discharge of Condition 14 (Fumes) and Condition 24 (BREEAM). A summary of information is provided below.

Condition 14: Fumes

Condition 14 states:

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; any works approved shall be implemented before the use commences. Detail should also be provided in relation to replacement air.

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) Upon completion of the installation and before the use commences, a verification report will be required to validate that the work undertaken throughout the installation conforms to the recommendations and requirements in the approved consultant's report and drawings. 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 report with regard to fume, odour and smoke abatement measures recommended shall be detailed along with any measures required to ensure compliance with the

requirements. Photographs should be included within the verification report identifying the abatement equipment, inspection hatches and filters in situ.

The submitted drawings verify that the installed systems conform to the approved design and consultant recommendations, with post-installation verification demonstrating that acceptable performance criteria have been met. The marked-up façade elevations within the submitted drawing pack show the locations of the various louvred intakes and extracts around the external façade of the building, fitted with Air Handling Units. It is considered that these documents and drawings provide the required detail to discharge Condition 14 of the above planning permission.

Condition 24: BREEAM

Condition 24 states:

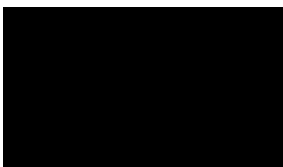
The new build aspect of the development hereby approved shall achieve a postconstruction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Excellent'. The refurbishment of John Dalton Tower shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of first occupation of the development.

In accordance with Condition 24, the BREEAM Final Certificate is submitted for approval, confirming the achieved rating of 'Excellent'. An Operational Energy Report is also provided in support, demonstrating that the completed development performs in line with the energy efficiency and sustainability objectives assessed through the BREEAM process. Together, these documents confirm that Condition 24 has been satisfied within the required post-occupation timeframe.

Conclusion

In reviewing the information detailed above, we trust you have all the information you require to validate this application and approve the details associated with Condition 14 (Fumes) and Condition 24 (BREEAM) to planning permission 142591/JO/2025. Should you require any further information please do get in touch.

Yours sincerely,



Will Hannah
Planner

