

Our ref: hk/O/GDK/Manc/APC/26.01.21

26 January, 2021

Planning –Development Control
Town Hall Extension,
Mount Street Entrance,
Ground Floor,
Albert Square,
Manchester
M60 2LA

Dear Sir/Madam,

**Proposed siting of extraction/ventilation equipment to rear of 311-313 Wilmslow Road,
Fallowfield Manchester M14 6NW**

We act as planning consultants to GB MCR Group Ltd who wish to operate a restaurant from the above vacant premises.

As you know, The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 come into effect on 1st September 2020. The new regulations revoke Parts A and D of the Schedule to the Use Classes Order 1987 and introduce a new Class E. Commercial, Business and Service Use Class which allows a permitted development right for use, or part use, for all or any of the following purposes—

- a) *for the display or retail sale of goods, other than hot food, principally to visiting members of the public,*
- b) *for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,*
- c) *for the provision of the following kinds of services principally to visiting members of the public—*
 - (i) *financial services,*
 - (ii) *professional services (other than health or medical services), or*
 - (iii) *any other services which it is appropriate to provide in a commercial, business or service locality,*
- d) *for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,*
- e) *for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,*

- f) *for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,*
- g) *for—*
 - (i) an office to carry out any operational or administrative functions,*
 - (ii) the research and development of products or processes, or*
 - (iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.*

As such planning permission in this case for restaurant use is not required. Consent is however required for extraction equipment.

It is proposed to locate an extraction duct which will discharge to high level to the rear with ventilation equipment located to the rear. A 'high' level of odour abatement measures will be implemented. The applicant has engaged specialist commercial kitchen filtration experts to conduct a risk assessment, based on Defra guidelines. We enclose technical details of odour control measures to be implemented at the site. This includes extract canopy filtration by Brittonia Fabrications or equal with Grease baffle filters, Purified Air ESP 6000 Electrostatic filter unit followed by a UV filtration system comprising UV filter range 1 x UV-O 1 off 1000 and 1 off UV-O 500 . The ESP is designed specifically for commercial kitchen application and is the most effective method for smoke removal with a 98% efficiency rate through a single pass. The system is based on the synergy that occurs when ozone and ultraviolet are combined. The system comprises a quantity of lamps a percentage of which are designed to produce UV light at 185nm, converting ozone from the oxygen present in the air. The remaining lamps combine to produce UV light at 254nm which destroys the ozone and any mercaptans remaining in the proximity of the lamps. A photo catalytic liner is used to enhance the production of hydroxyl radicals, which are both very short- lived and extremely oxidising. Installing ESP units before UV filters enable the system to nullify malodours at optimum efficiency for much longer.

With regard to noise the exhaust fan will also be acoustically insulated with matching attenuators and all equipment will be secured with anti-vibration mounts. Full technical specification details are supplied. We confirm there is no residential occupancy within immediate vicinity of the site and in any event there will be no harmful break out of noise. The subject proposal complies with adopted local plan policy.

The proposed scheme will result in investment and job creation at a time when the high street is suffering. We therefore commend this application for your approval.

If you have any queries relating to this application please do not hesitate to contact these offices in the first instance.

Yours sincerely,

HARIS KASUJI BA MA MRTPI