

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Kolawole Ajomole
2nakhon
Bisque And Beyond
745 Wilmslow Road
Manchester
M20 6RN

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Installation of kitchen extraction system including external flue to rear of premises (Class E)

Location: Bisque And Beyond , 745 Wilmslow Road, Manchester, M20 6RN

Date of application: 12 August 2021

Application number: 130464/FO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application for the reasons outlined in the delegated report. The application received no objections on notification but is subject to the conditions specified below in the interests of residential amenity.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 18th of May 2021, or as specified:

Application Form

Drawing - Existing Ground Floor Plan and Location Plan
Drawing - Existing Basement Drawing
Drawing - Existing 23 Jul 2021 Basement Plan
Drawing - Existing 23 Jul 2021 0002 Layout, Extract Flue to Rear
Drawing - Existing 23 Jul 2021 2121.1 Rev A Ground Floor Plan
Drawing - Proposed Basement Plan
Drawing - Proposed Ground Floor Plan
Drawing - Proposed Kitchen Ventilation Layouts
Drawing - Proposed Waste Drawing
Drawing - Proposed Rev C Sketch Plan
Drawing - Proposed 20 May 2021 Rev A Ground Floor Plan
Drawing - Proposed 23 Jul 2021 Basement Plan
Drawing - Proposed 23 Jul 2021 General Arrangement Plans
Drawing - Proposed 23 Jul 2021 Ground Floor Plan
Drawing - Proposed 23 Jul 2021 0001 Extraction Plans and Elevations
Drawing - Proposed 23 Jul 2021 0003 Front Elevation Signage
Supporting Information 25 May 2021 Air Handling Unit
Supporting Information 25 May 2021 Kitchen Extract Air Handling Unit
Supporting Information 23 Jul 2021 Mechanical Ventilation System
Noise Impact Assessment provided by Nova Acoustics (Dated: 26/03/2018)
Photos

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the submitted information:

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.

b) Prior to commencement of the use hereby permitted confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

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.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to saved UDP policies DC10 and DC26 and Core Strategy policies SP1 and DM1.

4) Notwithstanding the submitted details, including the Nova Acoustics Noise Impact Assessment (Dated 26/03/2018):

a) 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 location. Prior to commencement of the use hereby approved 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.

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have 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 on neighbouring occupiers and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved UDP policies DC10 and DC26 and Core Strategy policies SP1 and DM1.

5) For the avoidance of doubt, the development hereby approved shall operate in accordance with the opening hours as granted planning consent under application reference 119526/JO/2018.

Reason - In the interests of residential amenity, pursuant to saved UDP policies DC10 and DC26 and Core Strategy policies SP1 and DM1.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

A Projection Over Licence will be required for any signage that overhangs the footway.
A Licence can be obtained through Environment on Call. Telephone: 0161 234 5004.

Notwithstanding the submitted drawings, and for the avoidance of doubt, this permission does not grant or confer planning permission for any advertisements or signage, including fascia signs and hanging / projecting signage to the elevations of the building for which a separate grant of planning consent will be required.

Date: 14 October 2021

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.