

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

Mrs Helen Binns
Joseph Holts
C/o Agent

Agent (if used)

Mrs Helen Binns
Walsingham Planning Ltd
Brandon House
King Street
WA16 6DX

Part 1 – Particulars of the application/development

Proposal: Demolition of existing single storey side and rear extensions and erection of new single storey side extension and two storey rear extension for form additional accommodation in association with existing public house (Sui Generis), together with elevational alterations, new external fire escape, new boundary treatment, plant and associated works.

Location: Shamrock Inn, 17 - 21 Bengal Street, Manchester, M4 6AQ

Date of application: 12 February 2025

Application number: 142143/FO/2025

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal was subject to pre application advice and further discussions have taken place during the course of the application. The proposal has been determined in a timely manner.

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:

- Proposed roof plan 2021 212 E
- Proposed external elevations 4 of 4 2021 216 E
- Mitsubishi air conditioning specification

Received by the City Council, as Local Planning Authority, on the 14 May 2025

- Proposed Site Plan 2021-209 D
- Proposed Floor Plans: Ground and Cellar 2021-210 D
- Proposed Floor Plans: First Floor 2021-211 C
- Proposed External Elevations 1 of 4 2021-213 D
- Proposed External Elevations 1 of 2 2021-214 D
- Proposed External Elevations 1 of 3 2021-215 C
- Proposed Festoon Layout Plan and Detail 2021 228 B
- Features Details 1 of 5 2021-222 E
- Features Details 2 of 5 2021-223 B
- Features Details 3 of 5 2021-224 C
- Features Details 4 of 5 2021-225 B
- Features Details 5 of 5 2021-226 B
- Proposed Landscape Plans T-Sham-01 B
- Proposed Ground Floor Plan Drainage Strategy BJH14_05 F
- J&E Hall Cellar Cooling Condensing Unit

Received by the City Council, as Local Planning Authority, on the 24 April 2025

Proposed Boundary Treatment Plan 2021 227 C

Received by the City Council, as Local Planning Authority, on the 22 May 2025

Noise Impact Assessment (ref. 51-415-R1-6) received by the City Council, as Local Planning Authority, on the 29 May 2025

Waste Proforma with servicing and delivery details Received by the City Council, as Local Planning Authority, on the 24 April 2025

Heritage Statement, Drainage Strategy BJH14/BC/February 2025, Phase 1 Risk Assessment (Part 1 and Part 2) 3046/R01 22 January 2024, Phase 2 Ground Investigation GSL3127 16 August 2024, Design and Access Statement, Crime Impact Statement, Methodologies of works, operating plan, Planning Statement and Preliminary Roost Assessment Report (Ref. 81-659-R1-1), Bat Survey Report (Ref 81-659-R2-1) received by the City Council, as Local Planning Authority, on the 12 February 2025

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) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning

Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) The development shall not commence until a detailed construction management plan outlining working practices during construction have be submitted for approval in writing by the Local Planning Authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Consultation with local residents/local businesses;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) Notwithstanding the Phase 1 Risk Assessment: The Shamrock, 17 Bengal Street, Ground Solve Ltd, Reference: 3046/R01, Dated: 22 January 2024. o Phase 2 Ground Investigation: The Shamrock Pub, Bengal Street, Ground Solve Ltd, Reference: GSL3127, Dated: 16 August 2024, the development (except for demolition works) shall not commence until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site

- Submission of a Remediation Strategy

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.

(c) A Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the first use of the extensions hereby approved.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to

remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

6) Prior to the commencement of works associated with the erection of the new extension, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority (this shall include windows specification). The submission shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, means of ventilation and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

7) Prior to the commencement of works associated with the installation of any proposed new windows and doors into the fabric of the existing building, a detailed method statement, materials and specification (including sections) for the installation of the windows and doors shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be completed prior to the first use of the extension hereby approved. The windows and doors shall thereafter be retained and maintained in situ.

Reason - To ensure that the proposed windows/doors are appropriate in terms of appearance and position in the elevations of the Building pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

8) Prior to the commencement of the proposed works to repair and restore the existing roof, a detailed method statement and specification (including sections and materials) for the removal, alteration and repairs to the roof shall be submitted for approval.

The approved details shall be carried out in accordance with the agreed method statement and be in place prior to the first occupation of the development. Thereafter the roof alterations shall be maintained and retained in situ for as long as the development remains in use.

Reason - To ensure that the alterations to the roofs of the building are appropriate and respect and reinstate the historic fabric as much as possible pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

9) Prior to the commencement of the proposed works to repair and restore the existing windows, a detailed method statement and specification (including sections and materials) for the removal, alteration and repairs to the windows shall be submitted for approval.

The approved details shall be carried out in accordance with the agreed method statement and be in place prior to the first occupation of the development. Thereafter the roof alterations shall be maintained and retained in situ for as long as the development remains in use.

Reason - To ensure that the alterations to the existing windows of the building are appropriate and respect and reinstate the historic fabric as much as possible pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

10) The works to the exterior masonry and repair and redecoration of faience (including the quoins, eaves and fascia detailing) shall be carried out in accordance with the Methodologies of Works - Joseph Holt. The Shamrock received by the City Council, as Local Planning Authority, on the 12 February 2025.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory restoration and repair of the building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Building pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

11) Prior to the installation of the new faience fascia panel over existing faience fascia to cover existing raised lettering, details of the material, sections and method of fixing shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.

Reason - In the interest of securing appropriate signage installation of the façade of the building pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

12) Prior to the commencement of works to remove and reinstate any rainwater goods, a detailed method statement, materials (cast aluminium) and specifications for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The reinstatement of the rainwater, shall be carried out in accordance with this method statement and be completed prior to the first use of the extensions hereby approved.

Reason - To ensure the rainwater goods are appropriate for the character and appearance of the building pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

13) Prior to the commencement of the works to install the external staircase, a detailed method statement, materials and specification for the external staircase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The works must be carried out in accordance with this method statement and specification and be completed prior to the first use of the extensions of the development.

Reason - To ensure that the works to the external staircase are done so in a manner which does not harm the fabric of the Building and to ensure that the resulting condition

of the buildings which will be revealed is repaired appropriately within a suitable time frame pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

14) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the extensions hereby approved. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

The Festoon lighting shall be implemented in accordance with the Proposed Festoon Layout Plan and Detail 2021 228 B received by the City Council, as Local Planning Authority, on the 14 April 2025

Reason - In the interests of amenity, crime reduction and the personal safety and to minimise impact on local bats in order to comply with the requirements of policies SP1, EN15 and DM1 of the Core Strategy.

15) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

16) The boundary treatment shall be carried out in accordance with drawing 2021 227 C received by the City Council, as Local Planning Authority, on the 22 May 2025. Prior to the commencement of works associated with the boundary treatment details of the materials (brick, timber and metal works) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first use of the single storey extension hereby approved.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

17) The bat boxes shall be carried out in accordance with drawings 2021 / 216 Rev E and 2021 / 213 Rev D received by the City Council, as Local Planning Authority, on the 14 May and 24 April 2025 respectively. The bat boxes shall be implemented prior to the first use of the single storey extension hereby approved.

Reason - In the interest of improving biodiversity at the site pursuant to policies EN15 and DM1 of the Manchester Core Strategy (2012).

18) The cycle provision shall be carried out in accordance with drawing 021 - 209 Rev D received by the City Council, as Local Planning Authority, on the 24 April 2025. The cycle provision shall be implemented prior to the first use of the single storey extension hereby approved.

Reason - In the interest of providing in curtilage cycle provision pursuant to policy DM1 of the Manchester Core Strategy (2012).

19) Waste management shall be carried out in accordance with the Waste Proforma with servicing and delivery details Received by the City Council, as Local Planning Authority, on the 24 April 2025. This shall remain in place for as long as the development remains in use.

Reason - In the interest of appropriate waste management pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

20) (a) The plant shall be installed in accordance with the Noise Impact Assessment (ref. 51-415-R1-6) received by the City Council, as Local Planning Authority, on the 29 May 2025.

Externally mounted 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 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

(b) Prior to the first use of the plant hereby approved, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of nearby developments pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

21) The bifold doors, as indicated on drawing Proposed External Elevations 1 of 3 2021-215 C received by the City Council, as Local Planning Authority, on the 24 April 2025, shall be closed at 23:00 daily and shut at all times when live music is played in the building. For the avoidance of doubt this would not preclude background music being played when the doors are open.

Reason - In the interest of residential amenity and to prevent unacceptable noise outbreak pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

22) (a) The development shall be acoustically insulated in accordance with the Noise Impact Assessment (ref. 51-415-R1-6) received by the City Council, as Local Planning Authority, on the 29 May 2025.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The limiter will need to be set accordingly for background level music to ensure there is no breakout if the bifold doors are open in the daytime.

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition (including that the setting and validating of the limiter). The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

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

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

The applicant must seek ecological advice should they find or suspect that the proposals will impact on protected species (e.g. bats).

Date: 4 June 2025

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/appeal-planning-decision 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.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

Standing Advice valid from 1st January 2025 until 31st December 2026