MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 65

Suffix:

Property Name:

Address Line 1: Kingsway

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M19 2LL

Description of site location must be completed if postcode is not known:

Easting (x): 386565

Northing (y): 393871

Description

Applicant Details

Name/Company

Title

MR

First name

MAHDI

Surname

AL-RIKABI

Company Name

BDG CAFE

Address

Address line 1

65 Kingsway

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M19 2LL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

mr

First name

BARRY

Surname

CULLEN

Company Name

BARRY CULLEN ARCHITECTURE LTD

Address

Address line 1

FLAT 27 BROOKSIDE COURT

Address line 2

101 SLADE LANE

Address line 3

LEVENSHULME

Town/City

levenshulme manchester

County

130224/FH/2021

Country

United Kingdom

Postcode

M19 2AH

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

WE CANNOT ACCESS THE DECISION LETTER ONLINE

Reference number

046575/FO/CENTL3/94

Date of decision (date must be pre-application submission)

20/12/1994

Please state the condition number(s) to which this application relates

Condition number(s)

UNKNOWN BUT IT RELATES TO OPENING HOURS
BUT PERMISSION STATES
No work or other activity shall take place on the site on Sundays or
Bank Holidays and all work and other activity on other days shall be
confined to the following hours:-
9.00 a.m. to 6.00p.m. - Mondays to Saturdays.

WE WISH TO CHANGE THEM

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

08/01/2024

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

08/01/2025

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

OPENING HOURS TO SUITS OWNERSHIP WORKING HOURS AND CUSTOMER REQUIREMENTS

If you wish the existing condition to be changed, please state how you wish the condition to be varied

OPENING HOURS NOW PROPOSED TO BE 4PM - 1AM DAILY

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

email

Date (must be pre-application submission)

06/01/2025

Details of the pre-application advice received

Hi Barry,
I refer to your email below.
I would advise you that the relevant planning permission for the site, is as follows:
046575/FO/CENTL3/94 - Change of use of ground floor hairdressing salon to office use (immigration consultancy) including alterations to front elevation to bring entrance door forward – Approved 20 December 1994
This permission was subject to conditions, which included the following:
2. No work or other activity shall take place on the site on Sundays or
Bank Holidays and all work and other activity on other days shall be
confined to the following hours:-
9.00 a.m. to 6.00p.m. - Mondays to Saturdays.
To extend these opening hours you would therefore need to make a planning application to vary this condition specifying the new hours sought. You would need to provide a site location plan, with the site edged in red, which must match the location plan submitted with the above application. I would also recommend that you submit a document to justify the hours sought, including a noise assessment.
I would advise you that the above planning permission means that the premises have an authorised Class E use, so it can be used as a café/restaurant, but not for hot food take-away sales. If hot food take-away sales are proposed to take place, planning permission would be required to change the use of the premises (N.B. A café/restaurant use with ancillary hot food take-away sales would be classed as a mixed (sui generis) use which would require planning permission). If this is proposed, I would therefore recommend that you make a single application for the change of use including the new hours sought.
Regards
Ian Jarvis
Planner,

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☑ The Applicant
○ The Agent

Title

MR

First Name

MAHDI

Surname

AL-RIKABI

Declaration Date

07/05/2025

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

BARRY CULLEN

Date

21/05/2025