

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 John Kennedy
Kennedy's Didsbury Ltd
C/o Agent

Agent (if used)

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Change of use of restaurant (use class E) to public house (sui generis), associated external alterations including removal of existing pergola structure from front elevation, installation of lighting, awnings, and planters, and provision of external seating areas.

Location: 700 Wilmslow Road, Manchester, M20 2DN

Date of application: 14 July 2025

Application number: 143015/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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, further information and a revised scheme has been received to satisfy information requested and appropriate conditions have been placed on the approval granted.

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Waste Management Strategy, received by the City Council as Local Planning Authority on 22 May 2025.

-Application Form, received by the City Council, as Local Planning Authority on 14 July 2025.

- Location Plan, received by the City Council, as Local Planning Authority on 14 July 2025.
- Drawing- Front Elevations Proposed R7 Canopy Closed, numbered KD-05-95-R7, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Side Elevation AA Proposed REV 6, numbered KD-01-08-R6, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Side Elevation BB Proposed R5, numbered KD-01-10-R5, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Sections through Front Elevation REV 3, numbered KD-01-42-R3, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Front Elevation Proposed R7 Canopies Open, numbered KD-01-05-R7, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Ground Floor Plan Proposed REV 3, numbered KD-01-02-R3, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Notes to Ground Floor Plan Prop R4, numbered KD-01-06-R4, received by the City Council, as Local Planning Authority on 1 August 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.

2) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:
 Sunday to Thursday 11:00 to 00:00,
 Friday and Saturday 10:00 to 01:00.

The external seating areas shall not be used after 22:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) a) Within a 3 month period, a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full in a timescale to be agreed in writing by the City Council as local planning authority.

b) A verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) a) Within one month, the approved Waste Management Strategy as approved within 'Waste Management Strategy', received by the City Council as Local Planning Authority on 22 May 2025 and 'Drawing- Ground Floor Plan Proposed REV 3, numbered KD-01-02-R3', received by the City Council, as Local Planning Authority on 1 August 2025, shall be implemented and shall remain in operation thereafter.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

6) Within 3 months, details of the specifications, elevations, siting and appearance of secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority.

The agreed details shall be fully implemented, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

7) The materials to be used on the external surfaces of the development hereby permitted shall be as stated on the specified plans listed at condition 2.

Reason - To ensure the appearance of the building is not adversely affected by the materials to be used in the external works, pursuant to saved policy DM1 of the Manchester Core Strategy.

8) There shall be no amplified sound, live or recorded music, played in any of the external areas, at any time.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

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

Greater Manchester Police recommend the following:

- There should be a comprehensive CCTV system covering the premises, including the external seating areas, to deter anti-social /criminal behaviour and to allow any incidents to be captured.
- There should be a monitored intruder alarm system covering the building.

Date: 8 September 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.