

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 Jack Ingall
All Studios Holdings Limited
C/o Allied London
Suite 1 Bonded Warehouse
18 Lower Byrom Street
Manchester
M3 4AP

Agent (if used)

Miss Phoebe Threlfall
Zerum Planning
The Stables
Grape Street
Manchester

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (Specified Plans) pursuant to planning permission 138279/FO/2023 to amend the design of the Grape Street frontage and allow for phased implementation with associated amendments to conditions.

Location: Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP

Date of application: 11 June 2025

Application number: 143177/JO/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 application.

Condition(s) attached to this decision

- 1) The development must be begun not later than 20.06.2027.

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 by the City Council as local planning authority on 10 October 2023, unless stated otherwise:

002 Rev B - Proposed GA Plan

004 Rev B - Elevations BB CC DD, received by the City Council as local planning authority on 14 May 2024
005 Rev B - Elevations EE FF GG HH II, received by the City Council as local planning authority on 13 May 2024
006 Rev A - Elevations JJ KK LL MM NN OO, received by the City Council as local planning authority on 13 May 2024
007 Rev A - Elevations PP QQ RR SS, received by the City Council as local planning authority on 13 May 2024
012 - As is & Proposed Roof Plans
008 - Proposed Lighting Plan
010 - Demolition Plan
011 - Roof to be repaired
013 - Drainage Plan
015 Rev A - Window Detail
016 Rev A - Waste Collection Plan
Tracking Plan 432.001773.00001-TR100 RevA received by the City Council as local planning authority on 6 June 2024

Planning & Listed Building Statement dated October 2023 by Zerum;
Design and Access Statement July 2023 by Kio Architecture and Design as amended by the above drawings;
Acoustic Planning Report Ref: 023690-R01-C, dated 20 December 2023, by Sandy Brown;
Waste Management Strategy received by the City Council as local planning authority on 28 February 2024, as amended by drawing number 016 Rev A Waste Collection Plan and Tracking Plan 432.001773.00001-TR100 RevA, both received by the City Council as local planning authority on 6 June 2024;
Operational Management Plan, February 2024 Revision B by Allied London.

The following drawings and documents, received by the City Council as local planning authority on 11 June 2025:

- Location Plan
- Proposed Elevations AA 003 Rev A

The following drawings and documents, received by the City Council as local planning authority on 11 August 2025:

- Phasing Plan

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) Prior to the commencement of Phase Two of the development, a detailed construction management plan (CMP) outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For avoidance of doubt, the CMP shall include the following:

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;

*Compound locations where relevant;

*Location, removal and recycling of waste;

*Phasing and quantification / classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands;

*Routing strategy and swept path analysis;

*Parking of construction vehicles and staff; and

*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.

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.

4) No Phase Two development, that is hereby approved, shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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.

5) Servicing arrangements (including deliveries) for the development shall be carried out in accordance with a Servicing Strategy that has been submitted to and approved in writing by the City Council as local planning authority.

The servicing strategy for Phase One shall be submitted to the City Council as local planning authority within one month of the decision date of this application.

The servicing strategy for Phase Two shall be submitted prior to the first occupation of Phase Two of the development

The approved Servicing Strategy for both phases shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM 1 of the Core Strategy for the City of Manchester.

6) The window(s) at ground level, fronting onto Grape Street, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) a) For Phase One, 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. For Phase One, this shall be submitted within one month of the decision date of this application and be implemented within one month of approval of that scheme.

b) For Phase Two, 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. For Phase Two, this shall be submitted before the use commences and any works approved shall be implemented in full before the use commences.

c) Within two months of the decision date of this application, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented as a part of Phase One.

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

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

8) Waste management arrangements for the development shall be carried out in accordance with the Waste Management Strategy received by the City Council as local planning authority on 28 February 2024, as amended by drawing number 016 Rev A Waste Collection Plan and Tracking Plan 432.001773.00001-TR100 RevA, both received by the City Council as local planning authority on 6 June 2024. The approved waste management arrangements shall be implemented prior to the first occupation 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 DM1 and SP1 of the Manchester Core Strategy (2012).

9) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the Acoustic Planning Report Ref: 023690-R01-C, dated 20 December 2023, by Sandy Brown. The scheme shall be implemented in full before the use commences.

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.

b) Within one month of the decision date of this application, a verification report to validate that the work undertaken throughout Phase One of the development conforms

to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has 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 and timescales for the implementation of those measures.

c) Prior to occupation of Phase Two of the development, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has 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 and timescales for the implementation of those measures.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan (1995).

10) a) For Phase One of the development, 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 sensitive location. For Phase One, within one month of the decision date of this application, 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. The scheme shall be implemented in full for Phase One within one month of the approval of this scheme.

b) For Phase Two of the development, 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 sensitive 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. The scheme shall be implemented in full before the use of Phase Two commences.

c) For Phase One of the development, within one months of the approval of this scheme approved in part a of this condition, a verification report to validate that the work undertaken throughout Phase One of the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has 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 and timescales for the implementation of those measures.

d) Prior to occupation of Phase Two of the development, a verification report to validate that the work undertaken throughout Phase Two of the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable

criteria has 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 and timescales for the implementation of those measures.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan (1995).

11) Within one month of the decision date of this application, confirmation shall be provided that space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

12) The premises shall not be open outside the following hours:

Monday - Wednesday 07:30 - 00:30;
Thursday 07:30 - 01:30;
Friday 07:30 - 02:00;
Saturday 11.00 - 02:00;
Sunday 11.00 - 23:00.

The last entry time on Mondays to Saturdays shall be 00:00 (midnight).

The outdoor seating area shall not be open after the hour of 23:00 every night.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 and SP1 of the Manchester Core Strategy (2012) and Unitary Development Plan for Manchester (1995).

13) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday;
10:00 to 18:00, Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

14) There shall be no music or amplified sound in the external areas at any time.

Reason - in the interest of the amenity of surrounding occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).

15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development

hereby approved shall be used for any purpose other than the purpose of a bar restaurant (Sui Generis) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

16) The development hereby permitted shall be carried out in accordance with phasing plan outlined in 'Phasing Plan' received by the City Council as the Local Planning Authority on 11 August 2025, which outlines the phases as follows:

Phase One includes works to the Stables Tavern. The area of which is outlined in blue on the plan.

Phase Two includes works to the Stables Yard. The area of which is outlined in red on the plan.

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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:

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.

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email :-
highwaylicences@manchester.gov.uk and
highwaynetworkmanagement@manchester.gov.uk

Construction/demolition works should be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work.

Date: 15 August 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 their 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.