

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

A Very Inc.
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Permanent use of building as a mixed-use commercial development, comprising retail, leisure, office and drinking establishment uses (Sui Generis);

Retention of elevational alterations to building including structures within the external areas; and

Proposed external alterations including introduction of fire exit/staircase on Ducie Street, boundary treatment to a recycling and bin store, creation of openings to Store Street in association with retail units together with entrances, fire escapes and WCs on Ducie Street and Store Street for the Night Market.

Location: Diecast, Store Street, Manchester, M1 2JP

Date of application: 8 April 2025

Application number: 142386/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 in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application.

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:

Drawings

- o Location Plan: 343 - 01
- o Proposed Ground Floor Plan: 343 - 411C
- o Proposed Mezzanine Plan: 343 - 412A
- o External Elevations: 343 - 420
- o Proposed Site Plan: 343 - 410A
- o Smoking Area Map: No.343-901 Rev A

Documents

- o Design and Access Statement, prepared by JSA Design
- o Crime Impact Statement, prepared by Greater Manchester Police
- o Emergency Plan, prepared by FGH
- o Outdoor Management (Smoking and AL Fresco Dining Strategy), prepared by Diecast.
- o Crime Impact Statement, prepared by Greater Manchester Police: 2022/0052/CIS/02 Version D
- o Ventilation Statement, prepared by APL mechanical services
- o Extraction Statement, prepared by APL mechanical services
- o Traffic Management Plan, prepared by SK transport (Dated 8th April): 250408/SK22213/TN02(-01)
- o Transport Statement, prepared by SK transport: 250321/SK22213/TS01(-03)
- o Framework Travel Plan, prepared by SK transport: INSERT
- o Fire Risk Management Strategy, prepared by Surety Fire Solutions (Dated 26th February 2025): JF/004 Rev 0.6
- o Sustainability and Energy Statement, prepared by Element Sustainability (January 2025)
- o Emergency Procedures, prepared by FGH Consult

All stamped as received on 11 March 2025.

- o Egress & Dispersal, prepared by FGH

Stamped as received on 27 March 2025

- o Crowd Management Plan, prepared by FGH

Stamped as received on 13 May 2025

- o Biodiversity Net Gain Addendum, prepared by Penny Anderson Associates
- o Servicing and Waste Management Strategy

All stamped as received on 14 May 2025

- o External seating area Layout Plan (dated 16 May 2025)

Stamped as received on 16 May 2025

- o Noise Impact Assessment, prepared by Jameson Acoustics: 22198-RP-1-R2

Stamped as received on 19 May 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) The bar/restaurant, beer hall, events space, external seating area, retail and office as shown on Drawing No. 343 - 411C shall be occupied in accordance with the approved Noise Impact Assessment, Jameson Acoustics: 22198-RP-1-R2 received 19 May 2025 by the City Council as Local Planning Authority on for as long these uses remain use at the site.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) a) Notwithstanding the submitted Noise Impact Assessment, prepared by Jameson Acoustics: 22198-RP-1-R2, prior to the first use/occupation of the night market / events space, as shown on Drawing No. 343 - 411C, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the this premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority.

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, whilst ensuring internal noise inside residential properties in the 63HZ and 125Hz octave frequency bands are controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to the first use/occupation of the night market / events space as shown on Drawing No.343 - 411C, 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 prior to occupation of the development to ensure compliance with the internal noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) a) Prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, to the night market / events space as shown on Drawing No. 343 - 411C, details shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt, any 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 (Laeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to the first use of the night market / events space as shown on Drawing No. 343 - 411C, 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. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development 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).

6) a) Prior to the first of use of the night market / events space as shown on Drawing No. 343 - 411C, should fume extraction be required, a scheme to extract fumes, vapours and odours from the premises shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the night market / events space and thereafter retained and maintained in situ.

b) In the event a scheme is approved under part a), prior to the commencement of the first use/occupation of the night market / events space to the northeast of the site, as shown on Drawing No. 343 - 411C, approved confirmation shall be submitted to and approved in writing by the City Council as Local Planning Authority that the approved scheme has been implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan (1995).

7) Prior to the installation of the external alterations hereby approved and as shown on Drawing No. 343 - 420, details of materials shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include scaled section drawings, product specifications and samples.

The approved materials shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity pursuant to Policies SP1 and DM1 in the Manchester Core Strategy (2012)

8) Within 1 month of the date of this planning permission, details of a replacement to the boundary fencing shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall include product specifications and scaled drawings.

The approved boundary treatment shall be implemented within two months of approval and thereafter retained and maintained in situ.

Reason - In the interests of visual amenity and site security, pursuant to Policies SP1 and DM1 in the Manchester Core Strategy (2012)

9) a) Prior to the installation of external lighting as shown on Drawing 343 - 420, a scheme for the lighting design shall be submitted to and approved in writing by the City

Council as Local Planning Authority to control glare and overspill onto nearby residential properties. The lighting shall be installed in accordance with the approved scheme.

b) Prior to the first use of the lighting, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall be submitted to and approved in writing by the City Council as Local Planning Authority. 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 report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

10) Any external lighting shall not exceed luminance levels of 300cd/m².

Reason: To safeguard the amenity of occupiers and users or nearby properties, in the interests of highway safety and in accordance with Core Strategy policies SP1, T1 and DM1.

11) 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.

12) Within 1 month of the date of this permission, an Events Management Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- a) Details of the types of events that would be held within the spaces including any servicing arrangements required for each event
- b) Details of a contact to allow neighbours to report any servicing or drop off/pick up issues
- c) How pedestrian activity is controlled such as queuing etc
- d) How vehicle/taxi drop off and collections is controlled and measures to prevent any impact on the highway
- e) Contact details to allow neighbours to reach out if servicing or drop off and pick up is causing issues

The approved Events Management Plan hereby approved shall be kept in operation at all times thereafter and shall be used in conjunction with the approved Crowd Management Plan (prepared by FGH and received 13 May 2025) and Egress & Dispersal Management Plan (prepared by FGH and received 27 March 2025).

Reason - In the interests of highway safety and residential amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Manchester Core Strategy (2012).

13) Within 1 months of the date of this permission, details of the provision of a minimum of 2 electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority. This includes details of the location, specification of charging points and the associated infrastructure.

The approved details shall be implemented within three months of approval and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

14) a) Development shall be carried out in accordance with the submitted Travel Plan Framework, prepared by SK transport: 250321/SK22213/FTP02(-03) (Received 26 March 2025)

b) Within six months of the date of this permission, in accordance with the approved Travel Plan in part a) of this condition, the results of the monitoring of travel patterns shall be submitted for approval in writing by the City Council as Local Planning Authority. In the event any additional cycle parking is required, details shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

c) Following part b) of this condition, the results of the monitoring of travel patterns shall be submitted every 2 years for approval in writing by the City Council as Local Planning Authority. In the event any additional cycle parking is required, details shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for users, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012)

15) Within 3 months of the date of this permission, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This works shall be in accordance with the details within Section 3 and as shown on Drawing No. SK22213-101 (Appendix C) of the Transport Statement (Received 11 March 2025). The works include:

- o Dropped kerbs and tactile paving at service layby access junctions to Ducie Street and at the junction to the west of the site
- o Resurface footways on Ducie Street site frontage

The approved scheme shall be implemented and be in place within a timescale to be agreed in writing by the City Council, as Local Planning Authority and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

16) The external seating area hereby approved shall be carried out in accordance with the Outdoor Management Strategy (Smoking and AL Fresco Dining Strategy), prepared by Diecast (Received 11 March 2025), for its lifetime. This includes:

- o The use of any external areas excluding the pre-designated smoking area shall cease at 11pm.
- o No external music shall be played at any given time.

Reason - In the interests of residential amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester (1995) and Policies SP1 and DM1 of the Core Strategy (2012).

17) The designated smoking area on Ducie Street (after 11pm) as shown on Drawing No.343-901 Rev A, shall be relocated in accordance with a scheme to be submitted for approval in writing by the City Council, as Local Planning Authority, prior to occupation of the residential building on the former car park between 57 and 59 Ducie Street.

The scheme shall be implemented within 1 month of approval by the City Council as Local Planning Authority and shall remain in situ whilst the use or development is in operation.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

18) Development shall be carried out in accordance with the Construction Management Plan, prepared by Diecast (Received 11 March 2025).

Reason - In the interests of highway safety and residential amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester (1995) and Policies SP1 and DM1 of the Core Strategy (2012).

19) The details of the approved Waste Management and Servicing strategy, prepared by SK transport (Received 14 May 2025) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

20) The details of the approved Egress & Dispersal Management Plan, prepared by FGH (Received 27 March 2025) shall be carried out in accordance with at all times for the lifetime of the development.

Reason - In the interests of highway safety and residential amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester (1995) and Policies SP1 and DM1 of the Core Strategy (2012).

21) The details of the approved Crowd Management Plan, prepared by FGH (Received 13 May 2025), shall be carried out in accordance with at all times for the lifetime of the development.

Reason - In the interests of highway safety and residential amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester (1995) and Policies SP1 and DM1 of the Core Strategy (2012).

22) The development hereby permitted shall be carried out in accordance with the security measures as outlined in Sections 3.3 and 4 of the Crime Impact Statement Crime Impact Statement, prepared by Greater Manchester Police: 2022/0052/CIS/02 Version D received by the City Council as Local Planning Authority on 11 March 2025.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

23) The use hereby approved shall not operate outside the following hours:

- o Monday - Sunday 8am until 1am

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

24) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

- o Monday to Saturday: 7:30 to 20:00
- o Sundays and Bank Holidays: 10:00 to 18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

25) The ground floor of the development hereby approved shall include for full level access to be provided.

Reason: To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policies SP1, DM1 and CC10 and saved Unitary Development Plan policy DC10.

26) All external doors and gates of the development hereby approved shall open away from the public highway.

Reason - In the interest of highway safety in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

27) Notwithstanding the provisions of the Town and Country Planning Act (Use Classes) Order 1987 (or any other revoking and re-enacting that Order with or without modification) the premises shall only be used for the following uses and no other purposes: retail, leisure, office and drinking establishment uses (Suis Generis)

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

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.

1) Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:

https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

2) Any concerns with ongoing construction work/vehicles impacting on the adopted highway, please contact:
highwaynetworkmanagement@manchester.gov.uk.

3) It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians

Date: 30 May 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](https://www.miningremediation.gov.uk)

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