MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Ahmed Ali
Sports and lounge ltd
Unit 1 Millow Street
Manchester
M4 5GD

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 2 (SPL), 3 (Materials), 4 (Refuse), 5 (Noise), 6 (Noise Plant), 7 (Fumes), 10 (BAPA) and 11 (RAMS) of application referenced number: 139008/FO/2024

Location: Unit 1, Millow Street, Manchester, M4 5GD

Date of application: 15 October 2024

Application number: 141049/JO/2024

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

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. In this instance, the application was considered acceptable and appropriate conditions have been attached to this approval.

Condition(s) attached to this decision

1) The development must be begun not later than 15.05.2027.

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:

-Drawing - Proposed 111_101 FLOOR PLAN received by the City Council, as Local Planning Authority, on 09/05/2024

-Drawing - Proposed 111_201 ELEVATION received by the City Council, as Local Planning Authority, on 15/01/2024
-Drawing - Proposed CROSS SECTIONS received by the City Council, as Local Planning Authority, on 14/03/2024
-Drawing - Proposed ENTRANCE DETAILS received by the City Council, as Local Planning Authority, on 07/05/2024
-Supporting Information CRIME IMPACT STATEMENT received by the City Council, as Local Planning Authority, on 01/03/2024
-Supporting Information OPERATIONAL MANAGEMENT PLAN received by the City Council, as Local Planning Authority, on 14/03/2024
All originally approved under application reference 139008/FO/2024)

-Waste Management TAYLOR FRESH START WASTE
-Waste Management WASTE PROFORMA
Both received by the City Council, as Local Planning Authority, on 07/01/2025

Noise assessment or information REF: 1204/LE/03 LIGHTHOUSE ACOUSTICS received by the City Council, as Local Planning Authority, on 15 Oct 2024

-Supporting Information ANODIZED DOORS REHMANS PRICE QUOTE
-Drawing - Proposed FLOOR PLAN
-Supporting information ACOUSTIC INSULATION FOR FLOORS AND WALLS
-Supporting Information ELEVATION / SECTION PLAN
-Supporting Information KITCHEN VENTILATION SPECIFICATION
-Supporting Information MUB INSULATED DUCT FANS
-Drawing - Proposed HVAC SECTION 1
All received by the City Council, as Local Planning Authority, on 18/09/2024

-Drawing - Proposed FOMO HRU PLAN received by the City Council, as Local Planning Authority, on 02/12/2024

-Drawing - Proposed SCREEN ELEVATION received by the City Council, as Local Planning Authority, on 13/12/2024

-Photo EXTRACT 1
-Photo EXTRACT 2
-Photo EXTRACT 3
-Photo EXTRACT 4
All received by the City Council, as Local Planning Authority, on 22/01/2025

-Supporting Information KWIKOOL INVOICE received by the City Council, as Local Planning Authority, on 29/01/2025

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

3) The shopfront and decorative planning shall be installed in accordance with the approved details:

-Supporting Information ANODIZED DOORS REHMANS PRICE QUOTE received by the City Council, as Local Planning Authority, on 18/09/2024 (viewed on site 28/10/2024).

-Drawing - Proposed SCREEN ELEVATION received by the City Council, as Local Planning Authority, on 13/12/2024 (Anodized Decorative Screen manufactured by Luxury Screens luxuryscreens.co.uk)

The approved detail shall be implemented in full as part of the development.

Reason - in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

4) The storage and disposal of refuse shall be carried out in accordance with the approved scheme:

-Waste Management TAYLOR FRESH START WASTE
-Waste Management WASTE PROFORMA
Both received by the City Council, as Local Planning Authority, on 07/01/2025

-Drawing - Proposed FLOOR PLAN received by the City Council, as Local Planning Authority, on 18/09/2024

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 policy DM1 and SP1 of the Manchester Core Strategy (2012).

5) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the approved noise study of the premises and a scheme of acoustic treatment (Noise assessment or information REF: 1204/LE/03 LIGHTHOUSE ACOUSTICS received by the City Council, as Local Planning Authority, on 15 Oct 2024; Supporting Information ACOUSTIC INSULATION FOR FLOORS AND WALLS received by the City Council, as Local Planning Authority, on 18 Sept 2024). The approved details shall be implemented in full and remain in situ for the lifetime of the development.

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

6) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the approved scheme (Noise assessment or information REF: 1204/LE/03 LIGHTHOUSE ACOUSTICS received by the City Council, as Local Planning Authority, on 15 Oct 2024) designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be implemented in full before the use commences and remain in situ for the lifetime of the development.

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 for Manchester (1995)

7) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the approved scheme:

-Supporting Information ELEVATION / SECTION PLAN
-Supporting Information KITCHEN VENTILATION SPECIFICATION
-Supporting Information MUB INSULATED DUCT FANS
-Drawing - Proposed HVAC SECTION 1
All received by the City Council, as Local Planning Authority, on 18/09/2024

-Drawing - Proposed FOMO HRU PLAN received by the City Council, as Local Planning Authority, on 02/12/2024

-Drawing - Proposed SCREEN ELEVATION received by the City Council, as Local Planning Authority, on 13/12/2024

-Photo EXTRACT 1
-Photo EXTRACT 2
-Photo EXTRACT 3
-Photo EXTRACT 4
All received by the City Council, as Local Planning Authority, on 22/01/2025

-Supporting Information KWIKOOL INVOICE received by the City Council, as Local Planning Authority, on 29/01/2025

The approved scheme shall be implemented in full before the use commences and remain in situ for the lifetime of the development.

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) 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 on 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)

9) The development shall be carried out in accordance with the following opening hours:

Monday to Friday 10:00 to 03:00

Reason - In the interest of amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

10) The premises shall be operated in accordance with the approved operational management plan:

-Supporting Information OPERATIONAL MANAGEMENT PLAN received by the City Council, as Local Planning Authority, on 14/03/2024 (originally approved under application reference 139008/FO/2024)

The approved management plan shall remain in place whilst the development is in operation.

Reason - in the interest of the amenity of surrounding occupiers pursuant to policies DM1 and SP1 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.

Date: 31 January 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.