

**Planning**

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Application for Approval of Details Reserved by Condition

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

148

Suffix

Property Name

National Speedway Stadium Belle Vue Arena

Address Line 1

Kirkmanshulme Lane

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M12 4WB

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

Easting (x)

387575

Northing (y)

395971

Description

Applicant Details

Name/Company

Title

Belle Vue Speedway CEO

First name

Mark

Surname

Lemon

Company Name

Belle Vue Speedway 2017 Limited

Address

Address line 1

148 National Speedway Stadium Belle Vue Arena Kirkmanshulme Lane

Address line 2

Address line 3

Town/City

Gorton, Manchester

County

Manchester

Country

United Kingdom

Postcode

M12 4WB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

**** REDACTED ****

Fax number

Email address

**** REDACTED ****

Description of the Proposal

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

Installation of a metal container unit for food sales

National Speedway Stadium , Belle Vue , 148 Kirkmanshulme Lane, Manchester, M12 4WB

Date of application: 5 April 2024

Application number: 139607/FO/2024

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).

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter. The proposal is considered to be acceptable and therefore determined within a timely manner.

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.

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

Floor plan and annotated photographs received by the City Council as Local Planning Authority on 22 March 2024 and location plan received by the City Council as Local Planning Authority on 5 April 2024.

3) The food container hereby approved shall only be in use on event days and shall not be operational outside the following hours:-
10.30-22.30 hrs daily

4) The use hereby approved shall only operate in accordance with the details to control fumes/odours, received by e-mail from Belle Vue Speedway dated 9 May 2024.

5) If during operation of the food container hereby approved, the use causes fumes or odours 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/mitigation of such fumes and controls 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.

6) The food container hereby approved shall not become operational until a detailed scheme for the storage (including segregated waste recycling) and disposal of refuse, as well as for the management of associated litter, has been submitted to and approved in writing by the City Council as Local Planning Authority. 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.

Reference number

139607/FO/2024

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

05/04/2024

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

Condition number(s)

One condition

The food container hereby approved shall not become operational until a detailed scheme for the storage (including segregated waste recycling) and disposal of refuse, as well as for the management of associated litter, has been submitted to and approved in writing by the City Council as Local Planning Authority. 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.

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

Waste management Plan

The kiosk's main function will be to serve food and drink to visitors attending speedway and it=s scheduled waste management plan.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Types of waste produced - Customer Consumables

Plastic drinking cups (compostable)

Food packaging (cardboard food packaging for burgers and chips)

Wooden cutlery

Hot drink paper cups

Snack packaging (crisps & chocolate)

Kitchen Waste:

Food & drink packaging cardboard boxes (compostable)

Food wrapping (plastic where needed to protect food)

Oil drums (cooking oil)

Item Likely disposal per event

Method of disposal

Cardboard boxes 10 Dry Mixed Re-cycling

2l Drinks bottles 10 Dry Mixed Re-cycling

Plastic food wrapping 20 General waste

Waste cooking oil / oil drums - 1 every 2 events or drained when not in use for longer periods.

Sealed and contained for deposit at re-cycling centre.

Waste Food – Customers

There will be multiple 80lt bins (General waste / mixed re-cycling) in the vicinity of the kiosk which will be emptied regularly throughout the event and taken to the appropriate 1100lt waste bin by on-site cleaners.

Waste Food – Kitchen

Reducing Food Waste

Belle Vue operates an itemised product inventory till system to ensure its operations are profitable and food isn't being produced to a surplus and wasted.

Food Storage

Minimal food stored in the container with the bulk being stored and coming from the existing North Grandstand where cooling refrigeration rooms and freezers are in place. Fridge and Freezer will be in situation to keep stored food to regulation.

Kiosk will operate 2 bin type system, one for general waste and 1 for mixed recycling.

Any waste created within the grandstand will be collected and disposed of according to product type at the end of the event sorted for disposal or recycling.

At the end of the event, the waste from these bins will be transferred into large 1100lt bulk waste container bins in the North Stand, split for dry re-cycling and general food waste. These have securely closed lids and lockable storage area.

These bins are stored out of daylight, away from water courses and in a back-of house area, free from public and risk of vandalism.

No waste will be stored in the South Stand Area or within / proximity of the Kiosk at the close of the event, all waste will be transferred over to the bulk bins at the bin store in the North Grandstand.

Frequency of bin collection

Bin collection takes place twice weekly and is scheduled on Monday and Thursday of each week. This falls under the responsibility of council appointed stadium operator, GLL. The stadium waste contract is with Grundon but due to them not serving Manchester, they sub it out to Lavells who are responsible for waste collection for the stadium.

Waste removal responsibility

Catering Manager in the Area will be responsible for all waste removal and correct storage of food at the end of each service shift.

General Manager for Speedway will be responsible for over-seeing the removal of waste by cleaners, TW Cleaning are the contractor cleaning company in place and ensure this is disposed of into the bulk bins and correctly segregated for recycling or disposal.

Site Visit

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

☐ Yes

☒ No

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

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

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

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Mark Lemon

Date

14/06/2024