

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/23/0419

Date registered valid: 6 July 2023

Proposal: Discharge of conditions 4 (noise) and 7 (fumes) attached to planning permission referenced 124089/FO/2019.

Address: 936-938 Stockport Road, Manchester, M19 3NN

Ward(s): Levenshulme Ward

Applicant: Mr Riaz Ahmed Kingston Estates

Agent (if any): Architecture & Interior Design Ltd

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 September 2023

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 13 July 2023 Expired: 3 August 2023

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Consultations & Notification Responses

Environmental Health – No objection to the discharge of conditions 4 and 7 on the basis of the submitted details and subject to the undertaking of the development in accordance with the following hours.

- The premises shall only operate to the public between the hours of: 11.00 am to 1.30 am (Monday to Sunday (inclusive));
- Operational activity shall cease within the premises and its external areas by 2.00 am. (Monday to Sunday (inclusive))

The above operating hours are related to the development as a requirement of condition 5.

Condition(s) to be attached to decision for approval

4) The discharge of condition 4 (noise attenuation) is approved on the basis that the development is implemented in accordance with the following documents stamped as received by the City Council as local planning authority on 18 August 2023:

- i. Powered Ventilation Ltd letter report Ref: 936-938 Stockport Road Manchester M19 3NN dated 8 August 2023 – Calculation statement on proposed extract system

ii. Letter from Rand Tech Consulting Ltd Ref: MDR/J5327a Ref: 936-938 Stockport Road Manchester M19 3NN – Proposed kitchen and supply & extract ventilation system – External noise assessment (as amended by email from Architecture and Interior Design Ltd agreeing the following operating hours based on the implemented criteria for noise assessment:

- The premises shall only operate to the public between the hours of: 11.00 am to 1.30 am (Monday to Sunday (inclusive));
- Operational activity shall cease within the premises and its external areas by 2.00 am. (Monday to Sunday (inclusive))

Upon commencement of the authorised use, the development shall be fully implemented in accordance with the approved scheme, the details of which shall remain in place thereafter. The above operating hours are related to the development as a requirement of condition 5.

7) The discharge of condition 7 (fume extraction) is approved on the basis that the development is implemented in accordance with the following documents stamped as received by the City Council as local planning authority on 18 August 2023:

i. Powered Ventilation Ltd letter report Ref: 936-938 Stockport Road Manchester M19 3NN dated 8 August 2023 – Calculation statement on proposed extract system

ii. Letter from Rand Tech Consulting Ltd Ref: MDR/J5327a Ref: 936-938 Stockport Road Manchester M19 3NN – Proposed kitchen and supply & extract ventilation system – External noise assessment (as amended by email from Architecture and Interior Design Ltd agreeing the following operating hours based on the implemented criteria for noise assessment:

- The premises shall only operate to the public between the hours of: 11.00 am to 1.30 am (Monday to Sunday (inclusive));
- Operational activity shall cease within the premises and its external areas by 2.00 am. (Monday to Sunday (inclusive));

iii. Extechnology Ltd – Odour equipment specification Maemes 936-938 Stockport Road Manchester M19 3NN dated 7 August 2023.

Upon commencement of the authorised use, the development shall be fully implemented in accordance with the approved scheme, the details of which shall remain in place thereafter.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA