



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Jason

Surname

Zheng

Company Name

JHC ESTATES LTD

Address

Address line 1

19-21 George Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 4HE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Retention of Class E uses, with restaurant at ground floor (Class E(b)) and basement as shop (Class E(a)) and a cafe (Class E(b)) added to the basement and external door replacement and installation of an internal riser.

Reference number

143838/FO/2025

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

13/11/2025

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

Condition number(s)

3, 4, 5, 6, 7, 9

Condition 3 & 4: Submission of Acoustic Assessment and technical specifications for the extraction system.

Condition 5: Submission of odour control scheme (ESP and MFU details) and maintenance program.

Condition 6 & 7: Submission of detailed drawings and material specifications for the basement door and the revised extraction discharge point on St James Street.

Condition 9: Confirmation and details of internal waste storage implementation.

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

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

This application seeks to discharge Conditions 3, 4, 5, 6, 7, and 9 for planning permission 143838/FO/2025.

Key adjustments included in this submission:

Relocation of Discharge Point (Conditions 4, 5 & 7): Following technical review, the extraction discharge point is relocated from the roof to the ground floor on St James Street. To ensure no loss of amenity, we have implemented an enhanced odour control system (ESP + MFU) and submitted an updated Noise Impact Assessment.

Revised Door Design (Condition 6): As per the Planning Officer's feedback, the George Street basement entrance door has been revised to a sympathetic Victorian-style timber panelled door (Ref: A1-001b).

Waste Management (Condition 9): Waste storage remains as per the previously approved floor plan (Ref: A1-001a), with internal segregation and managed collection as required.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

143838/FO/2025

Date (must be pre-application submission)

08/11/2025

Details of the pre-application advice received

The applicant has engaged in ongoing correspondence with Planning Officer Emily regarding the specific requirements for discharging conditions. Key advice received and addressed in this submission includes:

- Condition 6 (Basement Door): Advice was received to revise the door design from a mock-Georgian style to a more sympathetic panelled timber door suitable for a Victorian warehouse within the George Street Conservation Area. This submission includes the revised design as requested.

- Condition 4 & 5 (Extraction & Odour): Advice was received regarding the requirement for a comprehensive kitchen fume extract strategy, including details on high-efficiency filtration (ESP/MFU), replacement air, and maintenance schedules, particularly as the discharge point is now proposed for St James Street.

- Acoustic Requirements: Guidance was noted regarding the -5dB rating level criteria and the requirement for verification reports post-installation.

- Waste & Servicing: Confirmation was received that the previously submitted Waste Management Strategy is acceptable, which has been implemented on-site.

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

Jason Zheng

Date

13/03/2026