

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142810/FO/2025

Date registered valid: 3 November 2025

Proposal: Creation of restaurant use (Class E), cafe use (Class E) and office use (Class E) with external alterations including rear extractions, reopening of a bricked-up frontage to install a new window and a new access stair to basement, replacement entrance doors and repairs/refurbishment of windows.

Address: 44 - 46 Faulkner Street, Manchester, M1 4FH

Ward(s): Deansgate Ward

Applicant: Mrs Kathy Cui Chinese Delight Restaurant Ltd

Agent (if any): Mr Muthahar Khan Studio Tashkeel Architecture

Case officer: James
Tel: 0161 219
Email: james.bridgman@manchester.gov.uk
Bridgman
6202

Recommendation: Approve

Date of recommendation: 29 December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 2 December 2025

Standard consultations:

Printed: 13 November 2025

Expired: 4 December 2025

Neighbour notifications

Printed: 13 November 2025

Expired: 4 December 2025

Site notice

Posted: 13 November 2025

Expired: 5 December 2025

Press advert

Published: 18 November 2025

Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

The application site relates to No.44-46 Faulkner Street which is located within the China Town area of Manchester City Centre. The applications refer to the ground floor of No.44 Faulker Street and the basement and upper floors of No.46 Faulkner Street.

The buildings are former warehouses used by cotton spinning companies dating from the mid nineteenth century and constructed of red brick with sandstone dressings. The exterior of the buildings has greater heritage significance built in the classical revival style typical of the period. The building retains a recessed bay to the rear for loading and loading bay openings.

The building is grade II listed and within the George Street Conservation Area. It is part of a terrace of similar buildings. The basement area is currently neglected with infilled openings. Internally there are limited historic features evident.



Figure 1 – Front Elevation of Building



Figure 2 – Rear Elevation of Building

Description of development

Permission is sought for the creation of a restaurant use (Class E), a café use (Class E) and office use (Class E).

No.46

Faulker

Street:

- Basement Floor is Office Use
- Ground Floor is Restaurant
- First Floor is Kitchen associated with ground floor restaurant
- Second Floor is storage

The existing infilled basement openings to No.44 would be reinstated with a new staircase leading to the office use. The other opening would be reinstated with a fixed sash window. The upper section would be obscurely glazed to screen the internal bulkhead.

The restaurant would have a new entrance door. There would be general repairs and refurbishments to the upper floor windows including the replacement of two windows with new sashes to the second floor.

No.44 Faulkner Street:

- Café at ground floor
- Basement existing occupier (outside of scope)
- Upper floors (outside scope of applicant)

The external alterations include the removal of the roller shutter and replacement with entrance door.



Figure 3 – Proposed Front Elevation

To the rear of the site there would be proposed ventilation and extraction plant including an air conditioning unit to each floor, ductwork and louvres sat within the recessed part of the rear elevation. The ductwork would lead to the roof and kitchen extract would discharge at roof level.

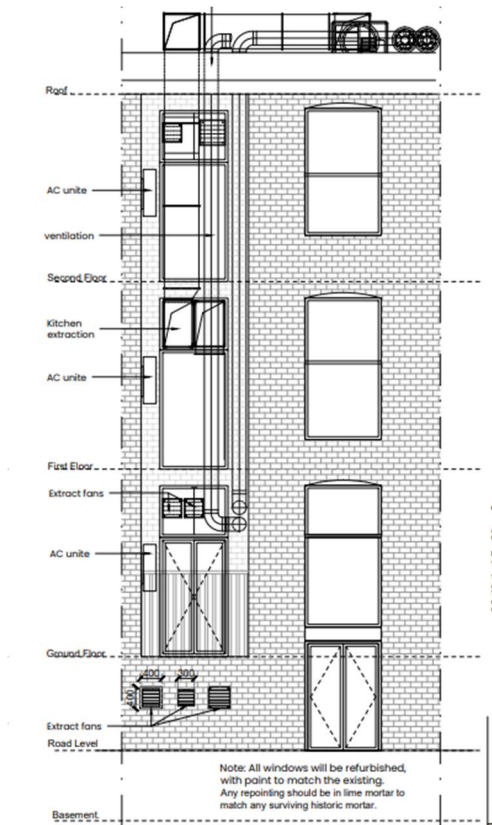


Figure 4 – Proposed Rear Elevation

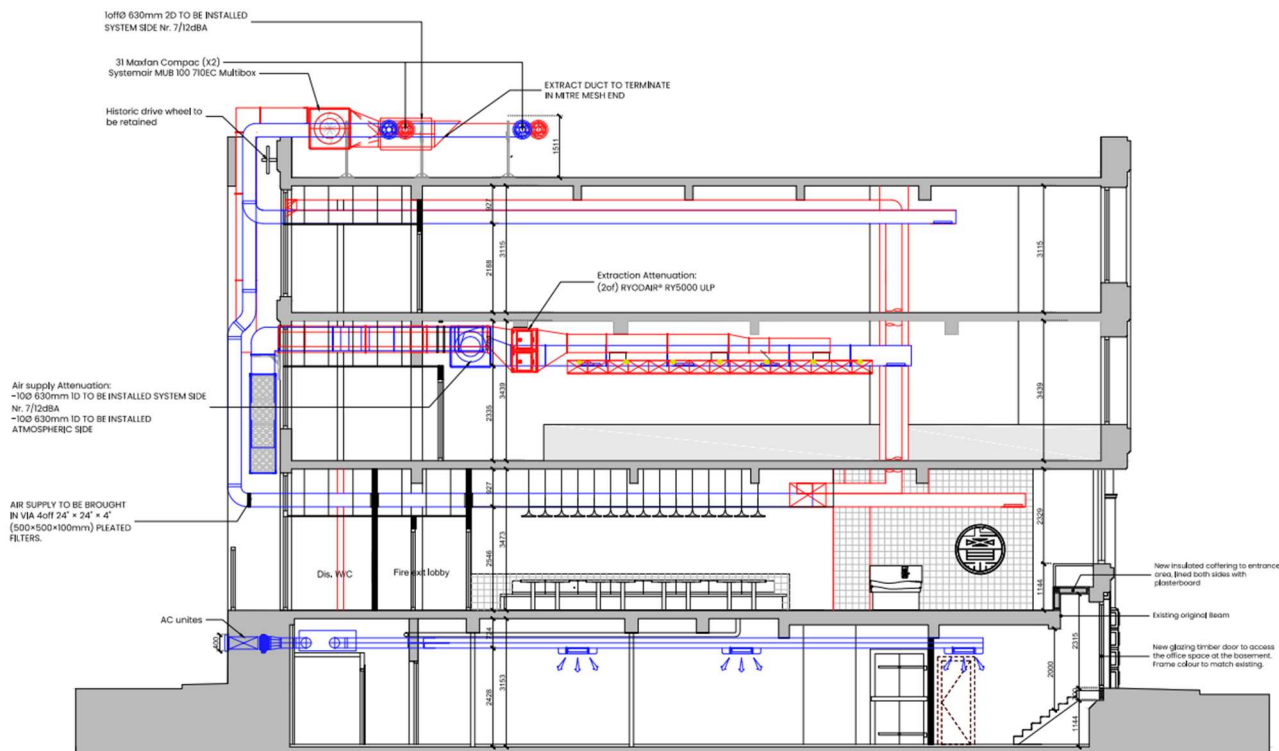


Figure 5 – Proposed Section

Related Application

142811/LO/2025 - Listed Building Consent for internal works associated with the creation of three separate premises/uses, installation of rear flue and extraction, reopening of a bricked-up frontage to install a new window, and a new access stair to basement, replacement entrance doors and repairs/refurbishment of windows – under consideration alongside this application

Planning History

103601/LO/2013/C2 - Internal and external alterations in association with the use of the basement as financial and professional services (Use Class A2). Decision: Approved 23.12.2013

103600/FO/2013/C2 - Use of the basement as financial and professional services excluding use as a betting office (Use Class A2) with external alterations. Decision: Approved 24.12.2013

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Highway Services advise a construction management plan should be submitted for approval through condition.

The new uses would only result in a small percentage of increase of peak hour flows from trip generation than the existing uses and is acceptable to Highway Services.

Raise no concerns with the servicing and delivery's locations. The development would not impact on Highway safety.

Highly sustainable location and no on-site parking provision is required. Recommends that two cycle parking spaces offering security and cover should be provided for the office use and four-cycle parking spaces for the restaurant and café. Acknowledge the limited internal space and requests comments on this from the applicant.

The bin store to the rear of the building within a secure area is acceptable as it would avoid any obstruction to the nearby footway.

Environmental Health advise schematic drawings of the proposed kitchen extraction systems including the location of the proposed odour treatments and silencers should be submitted.

Operating Hours are acceptable as applied for 12:00 until 22:00
Recommend condition relating to deliveries and servicing hours including waste collection.

Require a noise impact assessment for the use to be submitted for approval due to the changes to the front façade and any amplified music inside the premises.

Further details are required to be submitted as the waste proforma refers to an internal bin store for two 240l bins, one general and one recycling. There is no mention of separating general, food and recycling so more clarification is required.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-Strat14 – A Sustainable and Integrated Transport Network
- Policy JP-S1- Sustainable Development
- Policy JP-J1 – Supporting Long Term Economic Growth
- Policy JP-J2 – Employment Sites and Premises
- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage
- Policy JP-P4 – New Retail and Leisure Uses in Town Centres
- Policy JP-C3 – Public Transport
- Policy JP-C4 – The Strategic Road Network
- Policy JP-C5 – Streets for All

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy SO2 – Economy
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus
- Policy CC2 – Retail
- Policy CC9 – Design and Heritage
- Policy CC7 – Mixed Use Development
- Policy C10 - Leisure and the Evening Economy
- Policy CC10 – A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas

- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage
- Policy DC10 – Food and Drink Uses
- Policy DC26 – Development and Noise
-

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle of development

The application site is within Manchester City Centre where restaurants and cafes support the vitality and vibrancy of an area. The growth of restaurant uses has been a key part of the attractiveness of the City Centre as a place to live, visit and work.

The addition of an office within the basement level would also contribute towards the provision of office spaces within the city centre. The mixed-use development is considered to bring forward the occupation of a listed building through an efficient use of the spaces.

The mixed-use development including a restaurant, café and office would contribute to the daytime and evening economy aspirations of further regenerating Manchester City Centre. The proposal would be consistent with planning policies SP1, EC3, CC1, CC2 and C10 of the Core Strategy by creating a mixed-use development in the heart of the City Centre.

Visual Amenity and Heritage

There are heritage benefits that would contribute positively to the character of the listed building. This includes the reinstatement of a fixed sash window and new glazed doors to the existing infilled openings to basement level of No.46 Faulkner Street, replacement glazed entrance doors and the removal of existing bulky roller shutters.

The windows to the building are to be repaired and refurbished. Details of any paint specifications and method statements shall be submitted for approval. The full scope of repairs to the building would be submitted for approval through condition as there should be further benefits through the making good of the façades and removal of any redundant wiring or boxes.

There are existing later second floor casement windows and for consistency these windows would be replaced with sash windows create a coherent appearance.

Following the removal of the existing roller shutters, details of a replacement panel above the entrance doors shall be submitted for approval.

The rear elevation of the building fronts St James Street and this street scene is primarily a service road with existing external extraction. The proposal includes the installation of ductwork, vents and air conditioning units. Whilst preferably all plant would be sited internally and roof mounted; it is recognised plant would be sited within the recessed loading bay.

Discussions were undertaken for the plant to be reduced, and this was not feasible as it is required to service three premises. Nevertheless, this installation of the proposed plant is significant and would appear cluttered. Therefore, these alterations would result in a low level of less than substantial harm to the listed building.

In the interests of visual amenity, a bespoke louvre/vent or decorative screen shall be submitted for approval.

There would be less than substantial harm through the installation of the external plant as it would appear cluttered. The visual harm is slightly mitigated by the siting within the recessed loading bay and the constrained nature of the road network which limits open views of the elevations. Further details for the submission of a bespoke louvre/panel or screen would further minimise any harm.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

There are heritage benefits, particularly from the external alteration to the front elevation of the building that would provide a significant visual improvement that would enhance the appearance and contribute towards activating the frontage of the listed building.

This includes the reinstatement of infilled openings, refurbishment of windows and reinstatement of sash windows and general repairs to the facades. There would also be repairs to the spalled brickwork to the rear elevation.

The heritage benefits would contribute positively towards the character of the listed building and conservation area. There would be public benefits associated with the bringing forward of three uses within the building that would provide jobs associated with the restaurant and café whilst also increasing the provision of office space within the city centre.

Subject to the recommended conditions, the above listed benefits are considered to outweigh the low level of less than substantial harm identified in accordance with paragraph 215 of the NPPF. The proposal therefore complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan

Noise and disturbance

Plant noise

The noise study assesses the impact of new plant which includes fumes extraction, air intake and extract louvres and air conditioning units. Environmental Health accept the noise levels provided within the assessment as it includes necessary measures such as silencers. Prior to first operation of the plant, it should be subject to verification testing with a report submitted for approval through planning condition.

Uses

The proposal includes external alterations to each of the three premises (restaurant, office and café). In the interests of preventing any noise outbreak including any amplified music within the new uses, a noise study should be submitted for approval. This shall include any predicted noise levels, background noise testing, insulation from proposed external alterations and any additional acoustic insulation if necessary.

Subject to the plant noise verification testing and a noise study for the uses, it is considered there would be appropriate measures to prevent any noise and disturbance to residential amenity, in accordance with Core Strategy Policy DM1 and Saved Unitary Development Plan

Fumes

The development includes air extraction louvres to the rear elevation. There would be ductwork within the recessed service loading bay and kitchen extract would discharge at roof level.

Environmental Health are satisfied with the recommendations of Odour Assessment. They have requested schematic drawings are submitted for approval that include the location of proposed odour treatments and silencers.

The extraction of fumes, vapours and odours would not impact on any habitable windows and therefore would not impact on the amenity of occupiers of nearby residential apartments, in accordance with Core Strategy Policy DM1.

Impact on Highway Network

The site is in a sustainable location, near to public transport, walking and cycle routes.

Due to limited constraints within the site, no on-site cycle parking provision is proposed. Given the sustainable location of the site and smaller nature of the uses, it is considered there would be suitable cycle parking provision nearby within the city centre.

Subject to conditions relating to waste management and hours for servicing/deliveries, Highways have no objections to the proposal.

Accessibility

The applicant has investigated options to provide level access into and throughout the building. The assessment was comprehensive and due to the site constraints including historic stepped entrances and a new basement level office, it is not feasible to create level access to any of the premises. There was also limited space and harm identified to historic fabric to create platform lifts.

The applicant has stated that any disabled access would be through an electric climbing stair wheelchair. There would be a strategy in place to ensure staff are able to assist users with accessing the building.

The above assessment confirms level access will not be achievable for wheelchair users or those with restricted mobility. The proposal would not comply with policies SP1, CC10 and DM1 of the Core Strategy for the City of Manchester, the Design and Accessibility principles of the Guide to Development in Manchester SPD and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester and policy JP-P 1 of Places for Everyone.

The limited available space, potential harm to the historic fabric and ensuring a viable use to a existing vacant spaces is sufficient justification to outweigh the above.

Waste Management

The waste management provision refers to 2no. internal 240l bins, one for general and one for recycling.

Given the proposal refers to three premises, an office, restaurant and café, further clarification on how waste would be managed efficiently. Additionally, further details is required on how general, food and recycling waste would be separated.

A detailed waste management strategy shall therefore be submitted for approval prior to the commencement of development.

Crime and Safety

In the interests of crime and safety, all new entrance doors and windows should be installed to meet current Secured by Design standards.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including

Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay.

Condition(s) to be attached to decision for approval

- 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:

- Proposed Site Plan: PL_002 Rev C
- Proposed Basement and Ground Floor Plans: PL_006 Rev C
- Proposed First and Second Floor Plans: PL_007 Rev C
- Proposed Front and Rear Elevations: PL_008 Rev B
- Design and Access Statement, prepared by Studio Tashkeel Architecture

All received by the Local Planning Authority on 24 December 2025

- Proposed Section: PL_022 Rev A

Received by the Local Planning Authority on 17 December 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 and the National Planning Policy Framework.

- 3) Prior to the first use of the café, details of the entrance door from Faulker Street as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, including a product specification of the door and detailed drawing shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development prior to the first use of the café.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

- 4) Prior to the first use of the office, details of the entrance door from Faulker Street as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, including a product specification of the door and detailed drawing shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development prior to the first use of the office.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

- 5) Prior to the first use of the restaurant, details of the entrance door from Faulker Street as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, including a product specification of the door and detailed drawing shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development prior to the first use of the restaurant.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

- 6) Prior to the first use of the office hereby approved, details of the fixed sash at basement level to Faulkner Street as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, including a product specification and detailed drawings of the window shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development prior to the first use of the office.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

- 7) Prior to the first use of the restaurant hereby approved, details of the sash windows to the second floor, as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, including a product specification and detailed drawings of the window shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development prior to the first use of the restaurant.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

- 8) Prior to the first use of the restaurant hereby approved, a detailed design of the panel above the entrance door following the removal of the existing roller shutter shall be submitted to and approved in writing by the Local Planning Authority. This shall include product specifications and section drawings. The approved details shall then be implemented as part of the development prior to the first use of the restaurant.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

- 9) Prior to the first use of the café hereby approved, a detailed design of the panel above the entrance door following the removal of the existing roller shutter shall be submitted to and approved in writing by the Local Planning Authority. This shall include product specifications

and section drawings. The approved details shall then be implemented as part of the development prior to the first use of the café.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

10)a) Prior to the commencement of development, a scheme of acoustic insulation shall be submitted to and approved in writing by the 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, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to the first use of the development, 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.

c) Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

11)a) Internal (where required to extract externally) and externally mounted plant, equipment and servicing hereby approved, shall be installed and operate in accordance with the approved scheme/acoustic assessment: PA0827, prepared by Peninsular Acoustics, as received by the Local Planning Authority on 28 April 2025.

For the avoidance of doubt, this demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location and/or silencers would be installed to acoustically treat/insulate any plant equipment so it would achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

b) Prior to the first occupation of the premises hereby approved, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

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 SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

12)a) Prior to the commencement of development hereby approved, a waste management strategy for the storage and disposal of refuse for the three premises shall be submitted to and approved in writing by the Local Planning Authority.

b) 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 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.

13)a) Prior to the commencement of development hereby approved, schematic drawings of the proposed kitchen extraction systems including the location of the proposed odour treatments and silencers shall be submitted to and approved in writing by the Local Planning Authority. These shall be in accordance with recommendations of the Odour Assessment: 9054r1, prepared by Redmore environmental as received by the Local Planning Authority on 28 April 2025.

The approved treatment, silencers and odour extraction scheme shall be implemented in accordance with the approved details prior to the first operation of the internal and external extraction equipment.

b) Upon completion of the development, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements within part a). The report shall also undertake post completion testing to confirm that this criteria is met and shall be submitted to and approved by the Local Planning Authority prior to the first operation of the internal and external extraction equipment.

c) Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the Local Planning Authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

14)The Class E(b) restaurant and café uses hereby approved shall not operate outside the following hours:

- Monday to Sunday (including bank holidays): 12:00 until 22:00

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.

15)Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

- Monday to Saturday - 07:30 to 20:00,
- Sunday/Bank Holiday deliveries - 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

16) The following security measures shall be implemented as part of the development, completed prior to the first use of the development and retained for the duration of the use of the building:

- The entrance doors and basement window hereby approved shall meet the Secured by Design standards.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

17) The premises hereby approved shall be occupied as Class E (excluding convenience retail and indoor sport, recreation or fitness) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design

Basement Floor Office, 48A Faulkner Street, Manchester, M1 4FH
48 Faulkner Street, Manchester, M1 4FH
First Floor, 93A Princess Street, Manchester, M1 4HT
95 Princess Street, Manchester, M1 4HT
55A Faulkner Street, Manchester, M1 4FF
Ground Floor To Second Floor, 57 Faulkner Street, Manchester, M1 4FF
Flat 2, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 3, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 19, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Apartment 408, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 307, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 306, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 204, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 111, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 106, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 202, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 301, The Arthouse, 43 George Street, Manchester, M1 4AB
Part First Floor, 16 Nicholas Street, Manchester, M1 4EJ
93 Princess Street, Manchester, M1 4HT
Flat 5, 55 Faulkner Street, Manchester, M1 4FF
Flat 1, 55 Faulkner Street, Manchester, M1 4FF
Fourth Floor, 16 Nicholas Street, Manchester, M1 4EJ
Flat 21, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 24, Faulkner Court, Faulkner Street, Manchester, M1 4EE

Flat 12, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Apartment 403, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 308, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 410, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 409, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 206, The Arthouse, 43 George Street, Manchester, M1 4AB
Spice City, 56 Faulkner Street, Manchester, M1 4FH
Ground Floor Unit 1, 85 - 87 Princess Street, Manchester, M1 4HT
Unit 5, 85 - 87 Princess Street, Manchester, M1 4HT
Betfred, 14 Nicholas Street, Manchester, M1 4EJ
Basement, 16 Nicholas Street, Manchester, M1 4EJ
Ground Floor, 16 Nicholas Street, Manchester, M1 4EJ
48A Faulkner Street, Manchester, M1 4FH
59 - 61 Faulkner Street, Manchester, M1 4EF
63A Faulkner Street, Manchester, M1 4FF
First Floor Rear Left, 16 Nicholas Street, Manchester, M1 4EJ
Flat 32, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 4, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 30, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 20, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 8, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Basement, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 112, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 302, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 205, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, The Arthouse, 43 George Street, Manchester, M1 4AB
50 Faulkner Street, Manchester, M1 4FH
First Floor, 50 Faulkner Street, Manchester, M1 4FH
52A Faulkner Street, Manchester, M1 4HF
52 - 54 Faulkner Street, Manchester, M1 4FH
Third Floor, 16 Nicholas Street, Manchester, M1 4EJ
Ground Floor, 48 Faulkner Street, Manchester, M1 4FH
Second Floor, 93A Princess Street, Manchester, M1 4HT
Second Floor, 95A Princess Street, Manchester, M1 4HT
95A Princess Street, Manchester, M1 4HT
63 Faulkner Street, Manchester, M1 4FF
Flat 31, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 15, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 10, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 6, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 5, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 23, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 14, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Apartment 209, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 201, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 104, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 208, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 407, The Arthouse, 43 George Street, Manchester, M1 4AB
91 Princess Street, Manchester, M1 4HT
33 George Street, Manchester, M1 4HQ
35A - 39A George Street, Manchester, M1 4HQ
16 Nicholas Street, Manchester, M1 4EJ
Second Floor, 48 Faulkner Street, Manchester, M1 4FH
First Floor, 95A Princess Street, Manchester, M1 4HT

Flat 2, 55 Faulkner Street, Manchester, M1 4FF
Second Floor And Third Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
57 Faulkner Street, Manchester, M1 4EF
Flat 28, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 13, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 25, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Apartment 101, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 107, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 309, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 109, The Arthouse, 43 George Street, Manchester, M1 4AB
XiongQi Hot Pot, 56B Faulkner Street, Manchester, M1 4FH
Unit 4, 85 - 87 Princess Street, Manchester, M1 4HT
Basement Store, 85 - 87 Princess Street, Manchester, M1 4HT
Ground Floor, 95 Princess Street, Manchester, M1 4HT
Flat 6, 55 Faulkner Street, Manchester, M1 4FF
Flat 7, 55 Faulkner Street, Manchester, M1 4FF
Flat 3, 55 Faulkner Street, Manchester, M1 4FF
Basement, 57 Faulkner Street, Manchester, M1 4EF
Flat 26, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 29, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Apartment 110, The Arthouse, 43 George Street, Manchester, M1 4AB
83 Princess Street, Manchester, M1 4HH
Apartment 405, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 305, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 103, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 404, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 401, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 108, The Arthouse, 43 George Street, Manchester, M1 4AB
Unit 2, 85 - 87 Princess Street, Manchester, M1 4HT
Unit 6, 85 - 87 Princess Street, Manchester, M1 4HT
89 Princess Street, Manchester, M1 4HT
Part First Floor Right Hand Side, 16 Nicholas Street, Manchester, M1 4EJ
First Floor, 48 Faulkner Street, Manchester, M1 4FH
93A Princess Street, Manchester, M1 4HT
Flat 4, 55 Faulkner Street, Manchester, M1 4FF
Basement And Ground Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
Fifth Floor, 16 Nicholas Street, Manchester, M1 4EJ
Flat 17, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 7, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 11, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 18, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 1, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Apartment 406, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 203, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 303, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 102, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 310, The Arthouse, 43 George Street, Manchester, M1 4AB
Basement, 50 Faulkner Street, Manchester, M1 4FH
Apartment 210, The Arthouse, 43 George Street, Manchester, M1 4AB
China City, 56A Faulkner Street, Manchester, M1 4FH
85 - 87 Princess Street, Manchester, M1 4HT
Unit 3, 85 - 87 Princess Street, Manchester, M1 4HT
First Floor Front Left, 16 Nicholas Street, Manchester, M1 4EJ
Third Floor Left, 16 Nicholas Street, Manchester, M1 4EJ

Second Floor Right Hand Side, 16 Nicholas Street, Manchester, M1 4EJ
First Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
Flat 16, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 9, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 27, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 33, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 22, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Apartment 207, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 105, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 304, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 402, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, 50 Faulkner Street, Manchester, M1 4FH
Second Floor Left Hand Side, 16 Nicholas Street, Manchester, M1 4EJ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - George Street Conservation Area 1985
Area Team Boundary - Name: CENTRAL