MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143718/FO/2025
Date registered valid:	31 October 2025
Proposal:	Installation of fume extraction flue to rear
Address:	486 Cheetham Hill Road, Manchester, M8 9JW
Ward(s):	Crumpsall Ward
Applicant:	Mr Zac Nabi
Agent (if any):	Mr Oliver Meads Meads Architecture
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	23 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 25 November 2025

Standard consultations:
Printed: 12 November 2025 Expired: 3 December 2025

Neighbour notifications
Printed: 12 November 2025 Expired: 3 December 2025

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

Description of site / building / area

This planning application relates to 486 Cheetham Hill Road, a commercial property within Crumpsall ward. To the rear is a servicing and deliveries yard, with access from Empress Street, a relatively quiet secondary road.

The site lies within the Cheetham Hill District Centre, along the arterial Cheetham Hill high street, a mixed-use area, comprising commercial ground floor units with some residential and ancillary uses above; together with retail, office and leisure uses.

Site history

- 143719/LP/2025 - Use of existing unit as a restaurant with commercial kitchen and internal dining facilities (Use Class E(b)). Approved 27.10.2025

- 142235/FO/2025 - Change of use of upper two floors from 4 x 2 bed flats to 10 bed house in multiple occupation (sui generis). Refused 09.06.2025

- 118722/FO/2017 - Elevational alterations to creation two new shop fronts and entrance with associated internal roller shutters. Approved 20.02.2018

- 117220/FO/2017 - Elevational alterations to creation two new shop fronts and entrance with associated external roller shutters. Withdrawn 19.09.2017

- 082612/FO/2007/N1 - Conversion of first and second floor of residential hotel to 4 no two bedroom self-contained apartments with associated extension to form new staircase with retention of ground floor retail use and parking at rear. Approved 23.08.2007

- 046001/AO/NORTH1/94 - Various illuminated signs to public house including double sided projecting pictorial sign. Approved 05.08.1994

Description of development

The initially submitted application seeks permission to install a new stainless steel external flue on the side elevation associated with a permitted use of existing unit as a restaurant with commercial kitchen and internal dining facilities (Use Class E(b).

Concerns were expressed to the planning agent regarding the initially submitted plan in terms of the proposed location and colouration of the flue, given the period character of the host building, coupled with the resultant prominence of the proposed development along Empress Road and Cheetham Hill Road highways.

Following negotiations, revised plans were subsequently submitted, (dated, 06/01/2026). The proposed flue would now be located along the rear elevation. The agent has also confirmed for the final material specification to be secured by condition, (correspondence dated, 05/01/2026)

In terms of the revised plan, the proposed flue would now be located along the rear elevation of the host building and positioned approximately 4140mm high from ground level. It would be set-in from the side elevation of the host building (Empress Road elevation) by 761mm and would have an overall height of approximately 7346mm, whilst set-below the roof ridge by 930mm.

Consultations & Notification Responses

1. Neighbours

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

Environmental Health officers have recommended the following to be attached to any recommendation for planning approval:-

i. CONSTRUCTION HOURS
Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

ii. FUMES* - Fume/odours

a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties.

A full assessment needs to be completed, technical specs are not sufficient.
*The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.

iii. NSE6 - External plant/equipment/servicing

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

POLICY

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

- Policy DM1 (Development Management) - Given the nature of the development and in light of the revised plan, it is considered that the development would have a less than substantial harm to visual and residential amenity. Policy DM1 would thereby be accorded with.

- Policy SP1 (Spatial Principles) - The development would facilitate the operation of Class E use that would positively contribute to the offer along Cheetham Hill District centre. Emissions and noise would be managed through conditions. Policy SP1 would thereby be accorded with.

- Policy EN1 (Design Principles and Strategic Character Areas) - The site lies within the Cheetham Hill District Centre, along the arterial Cheetham Hill high street, a mixed-use area. Policy EN1 would thereby be accorded with.

- Policy EN19 (Waste) - This case, the permitted change and on-going use would not facilitate a review of waste management arrangements, and the existing arrangements would be maintained.

- Policy EC10 (Food, Drink and Night Time Economy) - Requires appropriate environmental controls and consideration of amenity. The development would therefore be appropriately related to Policy EC10.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following polices are considered to be relevant:

- JP-P1 - (Sustainable Places) - The site lies within the Cheetham Hill District Centre, along the arterial Cheetham Hill high street, a mixed-use area. Policy JP-P1 would thereby be accorded with.

- JP-S1 - (Sustainable Development) - In this case, the development would facilitate a permitted change within Class E thereby securing a sustainable use for the unit. Policy JP-S1 would thereby be accorded with.

- Policy JP-P6 (Health) - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would be limited to the installation of the flue, which is capable of operating without undue harm to residential amenity. The development would therefore be appropriately related to Policy JP-P6.

3. Saved Unitary Development Plan Policies - The UDP has been superseded by the Core Strategy Development Plan, of relevance is the following policy.

- Policy DC26 (Development and noise) - A condition has been included to attenuate nose from the installed flue. Policy DC26 would thereby be accorded with.

4. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance is:

Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). It is not considered that the introduction of a flue would unduly harm residential amenity and its operation can be managed through the attached conditions. Section 8 will therefore be accorded with.

ISSUES

In the case of this application, the initially submitted plan has been revised and revised plans subsequently submitted, (dated, 06/01/2026). The agent has also confirmed for the final material specification to be secured by condition, (correspondence dated, 05/01/2026).

Principle

The proposed flue is commensurate with the nature of the permitted use within Class E for the application site. The proposed development is therefore considered acceptable in principle within this context. Notwithstanding this factor, consideration must be given to the design and the impact upon existing levels of residential and visual amenity.

Residential / Visual Amenity

The proposed flue would maintain a separation distance from the rear upper floor windows. It would be set-in from the side elevation of the host building (Empress Road elevation) by 761mm whilst set-below the roof ridge by 930mm. Therefore, it would not be readily visible from the Cheetham Hill Road highway and only in-part along Empress Road, which is a no through road. There is also an alleyway along the rear boundary of the application site and a public car park beyond that, thereby reducing the impact of its operation. Potential impact on residential amenity is capable of being managed through the included conditions. Management of fume emissions and noise - As stated, related impacts would be capable of being addressed through the included conditions.

Conclusions

It is considered that the flue would cause less than substantial harm on residential and visual amenity and therefore the revised plan, (dated, 06/01/2026) and (correspondence from agent dated, 05/01/2026) is acceptable,

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 polices 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

In the case of this application, the initially submitted plan has been revised and revised plans subsequently submitted, (dated, 06/01/2026). The agent has also confirmed for the final material specification to be secured by condition, (correspondence dated, 05/01/2026). The proposal has been assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

- Location Plan with application site edged in red, DRAWING L(00)01, received by the City Council as Local Planning Authority on 12 August 2025.

- Proposed Site Plan, DRAWING S(00)02, received by the City Council as Local Planning Authority on 12 August 2025.

- Design & Access Statement, received by the City Council as Local Planning Authority on 12 August 2025.

- Supporting Information - INSTALLATION OF FUME EXTRACTION SYSTEM, received by the City Council as Local Planning Authority on 31 October 2025.

- Proposed GROUND FLOOR PLAN, DRAWING GA(00)06, received by the City Council as Local Planning Authority on 12 August 2025.

- Proposed BASEMENT PLAN, DRAWING GA(00)04, received by the City Council as Local Planning Authority on 12 August 2025.

- Proposed ELEVATIONS, DRAWING S(00)08, REV A, received by the City Council as Local Planning Authority on 06 January 2026.

- Email from agent dated, 05 January 2026.

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.

3) Notwithstanding the details on the submitted information, within three calendar months from the date of this permission, final technical design and colour specifications for the flue shall be submitted for approval in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented within one month of approval and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public amenity pursuant to Policies DM1 of the Core Strategy.

4) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved inwriting by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 and policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

5) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.
Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of the occupiers nearby properties to comply with policies SP1 and DM1 of the Core Strategy for the City and policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

A full assessment needs to be completed; technical specs are not sufficient.
*The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.

Informative

1) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 7, 3 Empress Street, Manchester, M8 9NE
Flat 6, 3 Empress Street, Manchester, M8 9NE
Flat 5, 3 Empress Street, Manchester, M8 9NE
Flat 4, 3 Empress Street, Manchester, M8 9NE
Flat 3, 3 Empress Street, Manchester, M8 9NE
Flat 2, 3 Empress Street, Manchester, M8 9NE
Flat 1, 3 Empress Street, Manchester, M8 9NE
North Manchester Jamia Mosque, 3 Woodlands Road, Cheetham, Manchester, M8 9LF
488 - 490 Cheetham Hill Road, Manchester, M8 9JP
484 Cheetham Hill Road, Manchester, M8 9JW

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester 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
Area Team Boundary - Name: NORTH AREA