

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

UKIYO Republic Trading Ltd
C/o Agent

Agent (if used)

Jack Woodford
Asteer Planning LLP
3rd Floor Calico
53-55 Mosley Street
Manchester
M2 3HQ

Part 1 – Particulars of the application/development

Proposal: Change of use to restaurant and bar, with ancillary retail and associated storage area (Sui Generis) along with external alterations and outdoor seating area.

Location: Unit 20, Red Bank, Manchester, M4 4HF

Date of application: 18 August 2025

Application number: 143484/FO/2025

Part 2 – Particulars of decision

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).

Article 35 Declaration

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.

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 correspondence received 03/11/2025 (re: AC enclosure specification and colour), and the following drawings and documents received 06/01/2026:

Drawings:

- o Site Location Plan and Existing Block Plan (Drawing reference: PR022_UKIYO_PL001 Rev A);
- o Proposed Floor Plans (Drawing reference: PR022_UKIYO_PL003 Rev D);
- o Proposed Elevations (Drawing reference: PR022_UKIYO_PL004 Rev C).

Documents:

- o Planning - Design - Access Statement prepared by UKIYO Trading Ltd dated July 12th 2025;
- o Completed Waste Proforma
- o Appendix H Bin Plan
- o Breakout Noise Impact Assessment 18554-NIA-02-AA-R0 prepared by Clement Acoustics dated 19 December 2025;
- o Technical Memorandum prepared by Clement Acoustics dated 19 December 2025;
- o Noise Impact Assessment 18554-NIA-01-AA-RevC prepared by Clement Acoustics dated 16 December 2025;
- o Flood Risk Assessment prepared by WSP ref 2290-WSP-XX-XX-RP-CV-001 dated 15/10/2025,

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Places for Everyone Policies JP-Strat2, JP-S4, JP-C1 and JP-P1; Core Strategy policies SP1, CC1, CC5, CC10, T1, EN1, EN14, EN19 and DM1; Saved Unitary Development Plan Policies DC10, DC14, and DC26; as well as Section 12 of the NPPF.

3) Notwithstanding the details of Condition 2 above, the AC enclosure hereby approved shall be installed in accordance with the correspondence received 03/11/2025 (re: AC enclosure specification and colour); and the 2no. air intake/extraction louvres shall be installed in accordance with the Proposed Elevations (Drawing reference: PR022_UKIYO_PL004 Rev C) drawing.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to Places for Everyone Policies JP-Strat2 and JP-P1; policies DM1, SP1 and EN1 of the Core Strategy; and saved UDP policy DC14.

4) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a combined restaurant and bar, with ancillary retail and associated storage area use (Sui Generis) and for no other purposes.

Reason - To ensure that the premises is used solely for the intended purpose to safeguard the character of the area pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012)

5) The premises shall not be open outside the following hours:

- Mondays - Sundays: 10:00am - 00:00am

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 UDP Policies DC10 and DC26.

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

Mondays - Saturdays: 07:30am - 20:00pm
Sundays and Bank holidays: 10:00am to 18:00pm

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 UDP Policies DC10 and DC26.

7) a) The premises shall limit the breakout of noise in accordance with measures outlined in the Breakout Noise Impact Assessment 18554-NIA-02-AA-R0 prepared by Clement Acoustics dated 19 December 2025 received 06/01/2026 and as verified by the Technical Memorandum prepared by Clement Acoustics dated 19 December 2025 received 06/01/2026, achieving a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location. These measures shall remain in operation unless otherwise agreed by the Local Planning Authority.

b) 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 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 UDP Policies DC10 and DC26.

8) The development shall only allow use of external areas within the application site between the hours of 11:00am to 21:00pm Mondays-Sundays in accordance with the Planning - Design - Access Statement prepared by UKIYO Trading Ltd dated July 12th 2025 and received 06/01/2026. The development shall not allow for the use of amplified sound or any music in these external areas at any time.

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.

9) a) The AC unit hereby approved shall maintain a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location, as detailed and verified in the Noise Impact Assessment 18554-NIA-01-AA-RevC prepared by Clement Acoustics received 06/01/2026. The AC unit shall remain in operation unless otherwise agreed by the Local Planning Authority.

b) In the event that the AC unit does not conform 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 by the Local Planning Authority, before operation of the AC unit 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 UDP Policies DC10 and DC26.

10) a) Notwithstanding the details of Condition 2 above, in the event that the means of extraction and filtration of cooking odours is altered such that it would not utilise a purified recirculated air kitchen extraction system, include external ducts or require outdoor air circulation, then either a scheme that demonstrates that any kitchen extraction system will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the kitchen extraction system so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved by the Local Planning Authority.

The means of extraction and filtration of cooking odours and any means of acoustic treatment or insulation approved as part of this condition shall be implemented and shall remain operational thereafter.

b) Prior to first operation of the kitchen extract system as approved under part a) of this condition, a verification report, which will include post-completion testing, shall be submitted to and approved by the Local Planning Authority to validate that the scheme has been implemented.

c) In the event that the kitchen extract system as approved and verified under parts a) and b) of this condition does not conform 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 by the Local Planning Authority, before operation of the kitchen extraction system unit 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 UDP Policies DC10 and DC26.

11) a) The means of extraction and filtration of cooking odours hereby approved shall utilise a purified recirculated air kitchen extraction system, with no external ducts and indoor air circulation only, as specified in the Planning - Design - Access Statement prepared by UKIYO Trading Ltd dated July 12th 2025 and received 06/01/2026.

b) The approved scheme shall be implemented in full before first operation of the means of extraction and filtration of cooking odours, and shall remain operational thereafter.

c) In the event that the kitchen extraction system does not conform with the approved scheme specified in the Planning - Design - Access Statement prepared by UKIYO Trading Ltd dated July 12th 2025 and received 06/01/2026, any required measures/changes and verification shall continue until conformity has been achieved and agreed by the Local Planning Authority, before the use can commence.

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.

12) a) Notwithstanding the details of Conditions 2, 10 and 11 above, in the event that the means of extraction and filtration of cooking odours is altered such that it would not utilise a purified recirculated air kitchen extraction system, include external ducts or require outdoor air circulation, then a scheme showing the means of extraction and filtration of cooking odours, including manufacturer's operating instructions and a programme of equipment servicing/maintenance shall be submitted to and approved by the Local Planning Authority. For the avoidance of doubt, this shall include: a kitchen fume extract strategy report, a risk assessment for odour, and details in relation to replacement air .

b) Prior to first operation of the kitchen extract system as approved under part a) of this condition, a verification report, which will include post-completion testing, shall be submitted to and approved by the Local Planning Authority to validate that the scheme has been implemented.

c) In the event that the kitchen extract system as approved and verified under parts a) and b) of this condition does not conform with the scheme for extraction and filtration of cooking odours as approved in part a of this condition, any required measures/changes and verification shall continue until conformity has been achieved and agreed by the Local Planning Authority, before the use can commence.

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.

13) a) Waste management shall be carried out in accordance with the documents received 06/01/2026:

- o Planning - Design - Access Statement prepared by UKIYO Trading Ltd dated July 12th 2025;
- o Completed Waste Proforma
- o Appendix H Bin Plan

b) Details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

c) In the event that waste management does not conform with the approved scheme, any required measures/changes and verification shall continue until conformity has been achieved and agreed by the Local Planning Authority, before the use can commence.

Reason - In the interests of amenity and public health, pursuant to Core Strategy policies SP1, EN19 and DM1.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or

businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

It is recommended that all residents/building operators sign up for the Environment Agency Flood Warning service and Met Office severe weather warnings email alert service.

If the applicant proposes to re-use the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

For the avoidance of doubt, any signage associated with the use is to be sought separately via advertisement consent.

Date: 9 January 2026

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

Standing Advice valid from 1st January 2025 until 31st December 2026