

## Planning

## Growth & Development

### Delegated officer report for planning application

|                                |                                                                                                                                                                |         |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Application no.</b>         | 143484/FO/2025                                                                                                                                                 |         |
| <b>Date registered valid:</b>  | 18 August 2025                                                                                                                                                 |         |
| <b>Proposal:</b>               | Change of use to restaurant and bar, with ancillary retail and associated storage area (Sui Generis) along with external alterations and outdoor seating area. |         |
| <b>Address:</b>                | Unit 20, Red Bank, Manchester, M4 4HF                                                                                                                          |         |
| <b>Ward(s):</b>                | Cheetham                                                                                                                                                       | Ward    |
| <b>Applicant:</b>              | UKIYO Republic Trading Ltd                                                                                                                                     |         |
| <b>Agent (if any):</b>         | Jack Woodford Asteer Planning LLP                                                                                                                              |         |
| <b>Case officer:</b>           | Sam                                                                                                                                                            | Elliott |
|                                | Tel: 0161 219                                                                                                                                                  | 2856    |
|                                | Email: <a href="mailto:sam.elliott@manchester.gov.uk">sam.elliott@manchester.gov.uk</a>                                                                        |         |
| <b>Recommendation:</b>         | Approve                                                                                                                                                        |         |
| <b>Date of recommendation:</b> | 06/01/2026                                                                                                                                                     |         |

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 29 August 2025

**Standard consultations:**  
Printed: 21 August 2025 Expired: 12 September 2025

**Neighbour notifications**  
Printed: 21 August 2025 Expired: 12 September 2025

**Site notice**  
Posted: 29 August 2025 Expired: 19 September 2025

**Press advert**  
Published: 26 August 2025 Expired: 9 September 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

The application relates to Unit 20 of the Redbank Arches, with access to the unit achieved from Red Bank and Lower Red Bank. There are external level changes between the front and rear of the unit, with the unit interior featuring floors at ground and mezzanine level.

The arches belong to the disused rail viaduct formerly connecting to Victoria Station, with some arches currently occupied. The arches are constructed of historic original red brick, with semi-circular glazing and a modern brick infill and red clad entrance to Red Bank. Larger entrances feature to the Lower Red Bank elevation. The unit subject to this application features an existing AC unit to the Lower Red Bank elevation.



**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

The arches are adjacent to the Green Quarter neighbourhood in the northern area of the City Centre. The area is characterised by residential uses in close proximity to the site, and to a lesser extent there are Class E supporting uses nearby.



An outline application for development comprising residential led mixed use development with commercial, business, service and community uses, with new public realm and associated landscaping was Minded to Approve by the Planning and Highway Committee on the 31/08/2023, setting parameters and design principles for future development activity in the area.

## **Description of development**

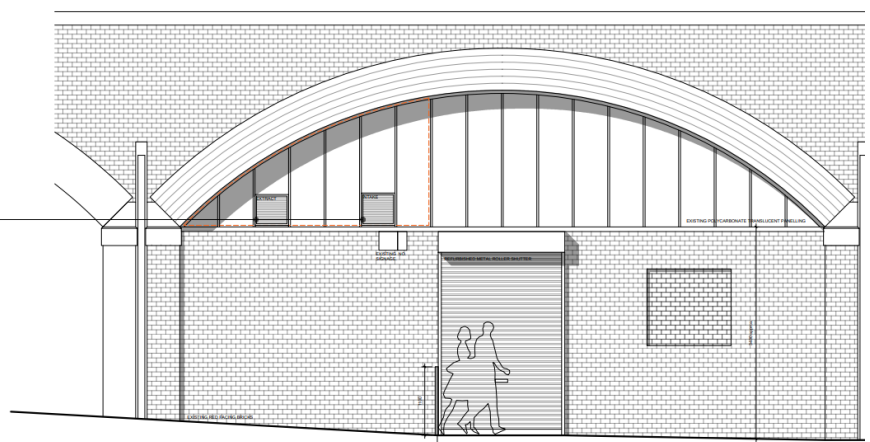
The applicant is seeking planning permission for use of the unit as restaurant and bar, with ancillary retail and associated storage area (Sui Generis) along with external alterations and outdoor seating area.

External alterations consist of the installation of 2no. 450mm x 450mm louvres to the Red Bank elevation within the existing glazed upper portion of the archway. These would be rear mounted and colour matched to the mullions, facilitating air and heat exchange.

Location of Ventilation Air Intake / Extraction between existing frame.  
Exact location tbc with specialist subcontractor.

Size & Finish:

- min.450x450mm Weather Louvre c/w Bird Mesh.
- Anodised Aluminium finish to match existing aluminium frame.
- Rear-mounted concealed fixings - NO VISIBLE FIXINGS.
- Face mounted drip cill to remove water away from facade and prevent staining.



Proposed Red Bank Elevation  
1:50@A1

The proposed enclosure for the existing AC unit would measure 1000 x 700 x 500mm, comprised of aluminium and finished in RAL 3012 to match the colour of the brickwork.



The kitchen would utilise a purified recirculated air kitchen extraction system for kitchen fumes.

## **Consultations & Notification Responses**

### **Publicity and Advertisement**

Neighbour notification letters were sent to surrounding properties. The proposal was also advertised by site notice and in the MEN as affecting public interest. At the time of writing this report, no representations have been received because of this publicity.

### **Highways Services**

No objection:

- Use is not expected to offer an adverse impact on the highway network
- Refuse arrangement acceptable from a Highways perspective.
- No secure cycle storage has been made available. Requests 5 spaces be provided.
- Informative relating to highways licensing recommended.

### **Environmental Health**

No objection, subject to condition:

- An internal recirculation system has been proposed for the kitchen system which does not require external extraction. Use of this system should be conditioned, specifying that should the requirements change in the future and require external kitchen extraction/ discharge then a new planning application is required.
- Amended waste proforma received 17/10/2025 is acceptable.
- Condition relating to restrictions of opening hours recommended.
- Condition relating to restrictions on hour for delivery recommended.
- Noise Impact Assessment shows acceptable noise breakout levels and moreover verifies limiter has been installed in accordance with NIA.
- Condition to restrict use of outside seating area hours of use and prohibit external music, speakers, or entertainment noise recommended.
- With respect to kitchen extract system plant noise, as it is is an internal recirculation system only with no external extraction, no assessment required. If the requirements change and external discharge is required in the future, then a revised assessment will be required and the equipment will need to be selected or treated to ensure it does not exceed 36dB at the nearest receptors.
- Noise Impact Assessment verifies acceptable plant noise levels for the existing AC unit.

### **Flood Risk:**

No objection, no condition required:

- on the basis that there are no proposed changes in impermeable area, nor any drainage or below ground works, and on the basis of the details of floor levels, flood resistance and resilience measures, and access and escape plans shown in the FRA, no condition is required.
- Informative relating to Environment Agency Flood Warning and Met Office severe weather warnings recommended.

- Informative relating to re-use of the existing surface water drainage system recommended.

## **Policy Context**

The following policies are considered relevant to this application:

### Places for Everyone

- JP-Strat2 – City Centre
- JP-S4 – Flood Risk and the Water Environment
- JP-C1 – An Integrated Network
- JP-P1 – Sustainable Places

### The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC1 – City Centre and Fringe
- CC5 – Transport
- CC10 – A Place for Everyone
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- EN14 – Flood Risk
- EN19 – Waste
- DM1 – Development Management

### The Unitary Development Plan for the City of Manchester

- DC10 – Food and Drink Uses
- DC14 – Shop Fronts and Related Signs
- DC26 – Development and Noise

### NPPF

- Section 12 (Achieving Well Designed Places)

### Draft NPPF

A draft NPPF was published for consultation in December 2025. There are no new matters raised within this consultation document which would mean this scheme is unacceptable.

## **Principle of Development**

The application would see the vacant unit within an area of regeneration used as a Sui Generis Use Class restaurant and bar, with ancillary retail and associated storage area. The use is considered to align with the objectives of Policy CC1, which supports the introduction of a range of economic uses within the City Centre to develop a vibrant City Centre economy.

While it is not expected that the proposed use would create significant additional amenity issues in terms of noise, fumes, trip generation, and refuse, nor would it have a significant impact upon visual amenity, these matters are explored further below.

## **Issues**

### Visual Amenity

The proposed extraction visible from Red Bank would be colour-matched to the arch mullions and are considered a discrete installation as compared to existing extract systems along the arches.

It is considered sufficiently integrated into the elevation and not to materially alter the appearance of the building. It is noted that similar louvres feature along this elevation in similar positions.

The proposed enclosure for the existing AC unit would be finished in RAL 3012 to match the colour of the brickwork and would make the plant more discrete along the elevation.

In view of the above, the proposed external alterations are considered to be acceptable in terms of visual amenity and compliant with Policies SP1, EN1, and DM1 of the Core Strategy, Saved UDP Policy DC14, Policies JP-Strat2 and JP-P1, as well as being in line with guidance contained within Section 12 of the NPPF.

### Hours

The application form states that the use will operate between the following hours:

*Mondays - Sundays: 10:00am – 00:00am*

Environmental Health have reviewed this aspect of the proposal and have no objection, recommending that the proposed hours of use are conditioned. They moreover recommend that 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*

Subject to the above, the proposed hours are acceptable with respect to Saved UDP Policies DC10 and DC26 as they relate to noise disamenity.

### Breakout Noise

The applicant submitted the Noise Impact Assessment ref: 18554-NIA-02-AA-R0, identifying the nearest receiver as Masson Place. Calculations show that noise emissions from the proposed operations meet Council requirements, and noise limits have been set should the site wish to operate with music at an “entertainment” level.

A technical memorandum ref: 18554-TM-01-AA-R0 was also received, including evidence that a limiter has been installed, time histories showing the music level being limited, with measurements taken at the nearest receiver. Measurements have shown that adopted noise level limits are not exceeded with the currently installed limiter system.

Environmental Health have reviewed the above and have no objection, subject to a condition ensuring that the use is carried out in accordance with the submitted documents. The proposed hours are therefore acceptable with respect to Saved UDP Policies DC10 and DC26 as they relate to noise disamenity.

### External Seating Noise

The Planning - Design – Access Statement document (Page 19) states that the external seating is to be in use between the hours of 11:00 to 21:00 only on Mondays to Sundays and confirms there would be no music, speakers or entertainment in the external terrace area.

Environmental Health have reviewed the above and have no objection, subject to a condition ensuring use of the external seating area is carried out in accordance with the design and access statement.

In consideration of the above, the proposed external seating area would be considered acceptable with respect to Saved UDP Policies DC10 and DC26 as they relate to noise disamenity.

### Plant Noise

As the kitchen extraction system is an internal recirculation system only, with no external extraction, Environmental Health do not view that the kitchen extraction system requires assessment. However, if plant associated with the unit were to change and external discharge is to be required in the future, Environmental Health view that a revised assessment would be required and the equipment would need to be selected or treated to ensure it does not exceed 36dB at the nearest receptors. Subject to a condition to this effect, the kitchen extraction system is considered acceptable.

Regarding the external AC unit, the plant is already existing and a shroud is proposed primarily for visual amenity reasons. The applicant submitted the Noise Impact Assessment ref: 18554-NIA-01-AA-RevC. Using measurements of the existing plant, noise emissions from the installed chiller unit are shown to meet Council requirements. Environmental Health have reviewed the above Noise Impact Assessment which includes validation assessment of the installed plant in operation and have no objection, subject to a condition ensuring that the use is carried out in accordance with the documents.

In consideration of the above, the proposed plant would be considered acceptable with respect to Saved UDP Policies DC10 and DC26 as they relate to noise disamenity.

### Fumes/Kitchen Extract

An internal recirculation system has been proposed which does not require external extraction. Environmental Health view this as acceptable, however view that if this method of kitchen fume treatment were to change and external discharge is to be required in the future, the new system should be subject to Council assessment. Subject to a condition to this effect, the kitchen extraction system is considered acceptable.

It is recommended that a condition is attached to the decision notice to ensure the scheme is carried out in accordance with the proposed fume extract system, as well as requiring submission of details in the event of a change in extract systems.

### Flooding

The site is within Flood Zone 2. The applicant has submitted a Flood Risk Assessment (2290-WSP-XX-XX-RP-CV-001, dated 15<sup>th</sup> October 2025). On the understanding that there are no proposed changes in impermeable area, and no drainage or below ground works are proposed, and on the basis of the submitted details of floor levels, flood resistance and resilience measures, and access and escape plans within the Flood Risk Assessment, Flood Risk have no objection to the proposal. Informatives concerning flood and weather warning systems, as well as relating to advice for re-use the existing surface water drainage system, were also recommended.

Ultimately, the proposed use would significantly increase the unit's vulnerability to flooding, and the scheme is considered acceptable with respect to PfE Policies JP-S4 and JP-P1; as well as Core Strategy Policies CC1 and EN14.

### Refuse

A refuse storage area is noted to the rear of the site. The applicant submitted a revised waste proforma, and Environmental Health accept the proposed waste arrangements.

The Waste Management data sets out that the bins will be stored to the back opposite the building. Highways view this to be appropriate in ensuring no obstruction on the adjacent highway of Red Bank.

It is recommended in the event of an approval that the waste arrangements are conditioned to be carried out in accordance with the submitted information regarding waste. On the basis of the above and subject to condition, the proposed use is acceptable with respect to Core Strategy Policy EN19.

### Highways and Cycle Arrangements

The site is well accessed by sustainable modes of transport, with the Victoria train station and the tram and bus connections being all within an acceptable walking distance. While there are to be no parking spaces offered as part of this application and the use can be expected to generate some vehicle trips, due to its location and its closeness to sustainable transport links, it is not considered that there would be an adverse impact on the highway network due to parking arrangements, and expected trip numbers are considered acceptable.

No cycle provision is proposed for the scheme. While Highways requested provisions for 5no. parking spaces, on the basis that the site is well accessed by sustainable modes of transport within the City Centre, this is considered acceptable.

On the basis of the above, the proposed use is acceptable with respect to PfE Policies JP-C1, JP-P1 and JP-Strat2; as well as Core Strategy Policies SP1, CC5, T1, and DM1 and as they relate to cycling and sustainable transport.

### Accessibility

There is an external level change with Red Bank being higher than Lower Red Bank. While level access is not available from Red Bank to the upper floor of the unit (with internal stairs from the entrance to upper floor), there is level access from Lower Red Bank and no lifts are proposed as all visitor functions are fully provided at ground floor. The internal corridors on the ground level have a clear width of 180 cm and 130 cm allowing access to disabled toilet and staff access to the rear service areas.

In consideration of the above, the proposed use is acceptable with respect Core Strategy Policy CC10 regarding accessibility.

### **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**

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

### **Condition(s) to be attached to decision for approval**

#### **1. Time**

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. Plans**

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:

- Site Location Plan and Existing Block Plan (Drawing reference: PR022\_UKIYO\_PL001 Rev A);
- Proposed Floor Plans (Drawing reference: PR022\_UKIYO\_PL003 Rev D);
- Proposed Elevations (Drawing reference: PR022\_UKIYO\_PL004 Rev C).

Documents:

- Planning - Design – Access Statement prepared by UKIYO Trading Ltd dated July 12<sup>th</sup> 2025;
- Completed Waste Proforma
- Appendix H Bin Plan

- Breakout Noise Impact Assessment 18554-NIA-02-AA-R0 prepared by Clement Acoustics dated 19 December 2025;
- Technical Memorandum prepared by Clement Acoustics dated 19 December 2025;
- Noise Impact Assessment 18554-NIA-01-AA-RevC prepared by Clement Acoustics dated 16 December 2025;
- 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. Materials**

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. Use Class**

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. Opening Hours**

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. Delivery Hours**

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. Breakout Noise**

- 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. External Seating Area Noise**

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 12<sup>th</sup> 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. AC Plant Noise**

- 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. Change in Kitchen Extraction System Plant Noise Requirements:**

- 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. Fumes/Extract:**

- 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 12<sup>th</sup> 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 12<sup>th</sup> 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. Change in Kitchen Extraction System Plant Fume Requirements:**

- 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. Waste:**

- a) Waste management shall be carried out in accordance with the documents received 06/01/2026:
  - Planning - Design – Access Statement prepared by UKIYO Trading Ltd dated July 12<sup>th</sup> 2025;
  - Completed Waste Proforma
  - 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.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
MCC Flood Risk Management

Apartment 902B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 901B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 905B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 904B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 906A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 802A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 803A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 801A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 301A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 202A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 205A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 603A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 517, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 112, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 107, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 109, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 509, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 316, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 917, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 406, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 501, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 211, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 605, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 104, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 312, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 712, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 805, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 711, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 902, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 307, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 804, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 1001, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 702, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 302B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 702B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 906B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 504B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 506, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 609, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 401, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 210, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 318, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 613, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 503, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 513, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 507, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 811, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 606, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

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Apartment 806B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 807B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 404B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 306B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 303A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 604A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 306A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 701A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 907A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 607A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 905A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 901A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 706A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 506A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 203A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 505A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 612, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 512, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 814, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 910, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 111, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 301B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 701, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 303, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 806, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 518, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 408, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 201, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 516, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 108, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 801, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 608, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 909, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 1003, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Arch 23, Red Bank, Manchester, M4 4HF  
Arch 19, Red Bank, Manchester, M4 4HF  
Arch 21, Red Bank, Manchester, M4 4HF  
Apartment 607B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 503B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 602A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 401A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 1003A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 206A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 204A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 605A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 515, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 110, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 206, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 906, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 502, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 313, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 209, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 117, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 115, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

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Apartment 502B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 407B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 802B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 502A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 601A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 406A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 903B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 705A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 201A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 304A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 504, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 105, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 815, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 706, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 912, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 511, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 310, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 703, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 106, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 305, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 311, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 204, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 803, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Flat 102, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 403, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 812, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 602, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 409, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 611, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 704, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 810, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 709, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 618, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 807, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Apartment 213, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 205, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ  
Apartment 805B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 809, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
Arch 24, Red Bank, Manchester, M4 4HF  
Arch 22, Red Bank, Manchester, M4 4HF  
Apartment 605B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 603B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 401B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY  
Apartment 305A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 1102A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 507A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 606A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 403A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 807A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 704A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 703A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 501A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 1005A, Melia House, 19 Lord Street, Manchester, M4 4AX  
Apartment 508, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

