MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
British Doner & Philip J Davies (Holdings) PLC The BD Kebab Limited 145 Chapel Street WN7 2AL	Mr Russell Adams Adams Planning + Development Ltd The Oaks Oaks Drive Crook Road Bowness-on-Windermere LA2 33JA

Part 1 – Particulars of the application/development

Proposal: Change of use to restaurant and takeaway (Sui Generis), alterations to shopfront, installation of heat pump and louvre

Location: 87 Piccadilly, Manchester, M1 2DA

Date of application: 21 October 2025

Application number: 143708/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

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) 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 following drawings and documents:

Drawings:

The following drawings received 12/08/2025:
Location plan
A104
A105

The BCE-387-M-001 Drawing Revision: P01 received 03/10/2025

The A110 REV.A drawing received 30/11/2025

The following drawings received 01/12/2025:
A103 REV.A
A104
A106 REV.B
A111-FULL REV.B

Documents:

Commercial Kitchen Odour Abatement Strategy, Beechfield document Rev/Issue B received 03/10/2025
MUB/T Insulated duct fans technical specification document received 03/10/2025.

Crime Impact Statement Ref: 2025/0335/cis/01 Version A dated 07/10/2025 by Greater Manchester Police, received 14/10/2025

Premises Management & Waste Management Strategy document ref: 2025-20b received 20/11/2025

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies SP1, CC1, CC7, CC5, CC9, CC10, EN1, EN3, EN19 and DM1; Places for Everyone Policies JP-P1, JP-P2 and JP-Strat2, Saved Unitary Development Plan Policies DC10, DC14, DC18, DC19 and DC26; as well as Sections 12 and 16 of the NPPF and Sections 66 and 72 of Listed Buildings and Conservation Areas Act 1990.

3) Notwithstanding the details as set out in condition 2 above, prior to the commencement of the shopfront alterations, full and final details of the frames including product information and plans showing the thickness of the frames shall be submitted for approval by the City Council as Local Planning Authority.

Reason - To ensure the appearance of the shopfront to be erected is not adversely affected by the materials to be used in its construction. Pursuant to PfE Policies JP-P1 and JP-Strat2; Core Strategy policies SP1, CC9, EN1, EN3 and DM1; Saved UDP Policies DC14, DC18 and DC19; as well as Sections 12 and 16 of the NPPF; Sections 66 and 72 of Listed Buildings and Conservation Areas Act 1990; and guidance contained within the Council's Shopfront and Signage Design Guide.

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 takeaway 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 means of extraction and filtration of cooking odours hereby approved shall be carried out in accordance with the following documents:

Commercial Kitchen Odour Abatement Strategy, Beechfield document Rev/Issue B received 03/10/2025.
MUB/T Insulated duct fans technical specification document received 03/10/2025.

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.

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.

6) a) Notwithstanding the details of conditions 2 and 5 above, prior to the installation of any kitchen extraction system and heat pump condenser unit, either a scheme that demonstrates that any kitchen extraction system and heat pump condenser unit 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 and heat pump condenser unit 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 kitchen extraction system and heat pump condenser unit will remain in operation thereafter unless otherwise agreed by the Local Planning Authority.

b) Prior to the first operation of the kitchen extraction system and heat pump condenser unit, a verification report, which will include post-completion testing, shall be submitted to and approved by the Local Planning Authority to validate that the kitchen extraction system and heat pump condenser unit achieve a rating level of 5dB (LAeq) below the typical background (LA90) level 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 by the Local Planning Authority, before operation of the kitchen extraction system and heat pump condenser 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.

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

- Monday to Sunday: 12:00pm - 23:00pm

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.

8) a) Waste management shall be carried out in accordance with the submitted document(s): Premises Management & Waste Management Strategy document ref: 2025-20b received 20/11/2025

b) 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 the interests of amenity and public health, pursuant to Core Strategy policies SP1, EN19 and DM1.

9) a) The development hereby approved shall be carried out in accordance with the recommendations of the Crime Impact Statement Ref: 2025/0335/cis/01 Version A dated 07/10/2025 by Greater Manchester Police, received 14/10/2025 by the City Council as Local Planning Authority.

b) The development shall not be occupied or used until confirmation of a secure by design accreditation has been received and agreed by the City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

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.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

There is an existing bus shelter close to the site and the applicant should note that should the construction works be likely to impact upon the use of the bus stop, then the applicant should liaise with stop.closures@tfgm.com prior to undertaking any works.

Date: 16 December 2025

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 of 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.

Mining Remediation Authority

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