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)
Manchester Street Food Ltd C/o Agent	Melissa Lee Turley Level 5 Transmission 6 Atherton Street Manchester M3 3GS

Part 1 – Particulars of the application/development

Proposal: Creation of food hall at ground floor (Sui Generis).

Location: Ducie Street Warehouse , 51 Ducie Street, Manchester, M1 2TP

Date of application: 9 September 2025

Application number: 143830/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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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:

o MSF_002 Rev C: MSF GA Demolition (Received 27/08/2025)

- MSF_003 Rev B: MSF Site Plan (Received 27/08/2025)
- MSF_006 Rev A: MSF Location Plan (Received 27/08/2025)
- MSF_100 Rev K: MSF Proposed GA Layout (Received 27/08/2025)
- MSF_101: MSF Proposed vs Existing Columns Layout (Received 27/08/2025)
- MSF_106: MSF Collection Area Layout (Received 08/09/2025)
- MSF_107: MSF Waste Store Layout (Received 08/09/2025)
- MSF_005 Rev D: MSF Access Plan (Received 08/09/2025)
- MSF_110 Rev A: MSF Proposed First Floor (Received 27/08/2025)
- MSF_202 Rev D: MSF Proposed Section AA
- MSF_203 Rev C: MSF Proposed Section BB
- MSF_204 Rev E: MSF Proposed Section CC
- MSF_205 Rev D: MSF Proposed Section DD
- MSF_320: MSF Kitchen 1 - Elevation
- MSF_321: MSF Kitchen 2 - Elevation
- MSF_322: MSF Kitchen 3 - Elevation
- MSF_323: MSF Kitchen 4 - Elevation
- MSF_324: MSF Kitchen 5 - Elevation
- MSF_325 Rev A: MSF Kitchen 6 - Elevation
- MSF_326.1 Rev A: MSF Kitchen 7 - Elevation
- MSF_326.2 Rev A: MSF Kitchen 7 - Plan View
- MSF_327.1 Rev A: MSF Kitchen 8 - Elevation A
- MSF_327.2 Rev A: MSF Kitchen 8 - Elevation B
- MSF_328.1 Rev A: MSF Kitchen 9 - Elevation
- MSF_328.2 Rev A: MSF Kitchen 9 - Plan View
- MSF_329.1 Rev A: MSF Kitchen 10 - Elevation A
- MSF_329.2 Rev A: MSF Kitchen 10 - Front Elevation B
- MSF_329.3 Rev A: MSF Kitchen 10 - Plan View
- MSF_103 Rev B: MSF Plan with Wall Art (Received 21/10/2025)
- Environmental Noise Survey and Noise Impact Assessment Report (Prepared by Hann Tucker Associates; Report Reference 32488/NIA1; Dated 17/07/2025; Received 27/08/2025)
- MSF Operational Management Plan (Received 27/08/2025)
- Artist Brief: Manchester Street — Ducie Street Warehouse (Received 21/10/2025)
- 25011 (57) PL 100 Rev P2: Mechanical Services Ground Floor New Kitchen Ventilation Layout as Proposed (Received 27/08/2025)
- 250505 Revision BR6: Ground Floor Reflective Ceiling: For Planning
- Covering Letter (Prepared by Turley; Dated and Received 27/08/2025)
- Heritage Statement (Prepared by Turley; Dated August 2025; Received 27/08/2025)
- Manchester Street Food (MSF) - Outline MEP Narrative for Planning Application (Prepared by The Keenan Consultancy; Received 27/08/2025)
- Manchester Street Food Business Model and Branding Statement
- Kitchen Branding Statement (Received 29/10/2025)
- Pollution Control Strategy for the Kitchen Ventilation System (Prepared by Halton Foodservice; Received 09/09/2025)
- Waste Management Strategy Proforma (Received 08/09/2025)
- Crime Impact Statement (Prepared by Greater Manchester Police Design for Security; Report Reference 2007/0183/CIS/02; Dated 29/08/2025; Received 02/09/2025)

All stamped as received by the City Council as Local Planning Authority on 28/10/2025, unless specified otherwise.

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) a) Fumes, vapours and odours shall be extracted and discharged from the food hall hereby approved in accordance with the submitted Pollution Control Strategy for the Kitchen Ventilation System (Prepared by Halton Foodservice; Received 09/09/2025) and Outline MEP Narrative Letter (Prepared by the Keenan Consultancy; Dated 08/07/2025; 27/08/2025).

b) Prior to first use of the food hall hereby approved, confirmation that the approved scheme has been implemented shall be submitted to and approved in writing by the Local Planning Authority.

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

4) a) The food hall hereby approved shall be acoustically insulated in accordance with the submitted Environmental Noise Survey and Noise Impact Assessment Report (Prepared by Hann Tucker Associates; Report Reference 32488/NIA1; Dated 17/07/2025; Received 09/09/2025).

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to use of the food hall of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 occupation of the development to ensure compliance with the internal noise criteria.

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

5) The food hall hereby approved shall store and present its waste and recycling for collection in accordance with the following documentation for the lifetime of the development.

- MSF_107: MSF Waste Store Layout
- Waste Management Strategy

Both stamped as received by the Local Planning Authority on 08/09/2025.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

6) The food hall hereby approved shall only be open for use inside of the following hours for the lifetime of the development:

- 07:00 to 01:00 Sunday to Thursday, and Bank holidays
- 07:00 to 02:00 Friday and Saturday

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

7) The external terrace hereby approved shall only be open for use inside of the following hours for the lifetime of the development:

- 12:00 to 22:00 Monday to Sunday, including Bank Holidays

No amplified music and sound shall be prohibited on the terrace at all times.

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

8) No amplified sound or music shall be produced or played in any part of the site outside the building at all times, including the external terrace.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

9) Deliveries, servicing and collections, including waste collections, for the food hall hereby approved, shall not take place outside the following hours for the lifetime of the development:

- 07:30 to 20:00 Monday to Saturday.
- 10:00 to 18:00 Sunday/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

10) The development hereby approved shall be implemented in accordance with the measures and practices put forward within the submitted Crime Impact Statement (Prepared by Greater Manchester Police Design for Security; Report Reference 2007/0183/CIS/02; Dated 29/08/2025; Received 02/09/2025).

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

11) The food hall hereby approved, shall be operated in accordance with the submitted MSF Operational Management Plan (Prepared by Manchester Street Food Ltd; Received 27/08/2025) for the lifetime of the development.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

12) a) The food hall hereby approved, shall carry out food delivery orders and manage couriers in accordance with the following documents for the lifetime of the development:

o MSF Operational Management Plan (Prepared by Manchester Street Food Ltd; Received 27/08/2025)
o MSF_005 Rev D: MSF ACCESS PLAN
o MSF_106: MSF COLLECTION AREA LAYOUT

For the avoidance of doubt, couriers are only permitted to collect deliveries on site by non-motorised methods of transport.

b) Prior to the operation of the food hall hereby approved, final details on what measures will be in place to prevent couriers from loitering on site shall be submitted to and approved in writing by the Local Planning authority. The development shall then adhere to the approved details for its lifetime.

Reason - To ensure that satisfactory infrastructure is appropriately provided to allow sufficient parking for food couriers by reference to the provisions of policies CC10, T1, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

13) No external plant or means of fume extraction is hereby permitted by this planning permission. Should the need for external plant be required to make the development operational, separate applications for planning permission and listed building consent will be required to be submitted.

Reason - To safeguard the amenities of the occupiers of nearby properties and in the interest of visual amenity, pursuant to policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy.

14) The development hereby approved shall include for full disabled access to be provided to all areas of the application site.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy 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.

The applicant is advised that any requirements for 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).

Date: 12 November 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.

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