MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Mr Xiaodong Sun
55 St Andrews Avenue
Droylsden
M43 6BP

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Materials), 4 (Odour) and 5 (Plant Acoustics) pursuant to planning permission 144245/FO/2025.

Location: 1A Spinners Way, Manchester, M15 4UY

Date of application: 20 February 2026

Application number: CDN/26/0158

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Materials
The following information has been submitted in respect of this planning condition:

- Site photos, development as built

Stamped as received by the City Council as Local Planning Authority on 17/04/2026, unless specified otherwise.

The submitted information is acceptable in relation to condition 3 only. To fully comply with the requirements of the condition, the approved measures shall be retained and maintained for the lifetime of the development.

Condition 3 is now discharged on this basis.

Odour
The following information has been submitted in respect of this planning condition:

- Kitchen Odour Assessment (Prepared by Noise Air; Report reference P9294-R1-V1; Dated 22/12/2025; Received 12/02/2026)
- Proposed Extract & Input Air Details Rev A (Received 17/04/2026)
- LONGAR Type 2 HE75 Specification (Prepared by LONGAR Industries)
- OC Innovations - RY5000 Specification (Prepared by OC Innovations)
- OC Innovations - OC3 (Prepared by OC Innovations)

- Express Catering Equipment and Fabrications LTD Invoice
- Vent Direct Louvre Systems Series WL Specification (Prepared by Vent Direct)
- Vent Direct CP03-CA-0500 Silencer (Prepared by Vent Direct)
- Circular Duct Specification (Prepared by Lindab)
- Access Door Range (Prepared by AJS)
- JM Aerofoil, 45JM/16/6/5, 450MM 1090 REV/MIN 5 Blades 60 Hz (Prepared by Woods Air Movement)
- JM Aerofoil, 50JM/16/6/5, 500MM 1090 REV/MIN 5 Blades 60 Hz (Prepared by Woods Air Movement)
- Email Correspondence RE Technical Note - Kitchen Odour Control Strategy (Received 30/04/2026)
- Site Photographs as built (Received 12/05/2026)

Stamped as received by the City Council as Local Planning Authority on 17/04/2026, unless specified otherwise.

The submitted information is acceptable in relation to both part a and b of condition 4 only. To fully comply with the requirements of the condition, the approved measures shall be retained and maintained for the lifetime of the development.

Parts a and b of condition 4 are now discharged on this basis. All parts of condition 4 have now been discharged.

Plant Acoustics
The following information has been submitted in respect of this planning condition:

- Noise Impact Assessment (Prepared by Noise Air; Report reference P9294-NA1-V1; Dated 28/01/2026)
- Email correspondence RE hours of use (Received 17/04/2026)

Stamped as received by the City Council as Local Planning Authority on 12/02/2026, unless specified otherwise.

The submitted information is acceptable in relation to part a of condition 5 only. To fully comply with the requirements of the condition, the approved measures shall be retained and maintained for the lifetime of the development. In order to discharge part b of the condition, a verification report that will set post-completion testing that demonstrates the plant achieves 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 in writing by the Local Planning Authority.

Part a of condition 5 is now discharged on this basis.

Date: 14 May 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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.