
Application 145564/FO/2026

From [REDACTED]
Date Fri 2026-04-24 11:32 AM
To Lea Joseph <Lea.Joseph@manchester.gov.uk>

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Hi Lea,

I live in NQ4 building in Manchester, and recently had a letter through regarding a planning application referenced in the email subject.

I have concerns about the proposal for the commercial facilities to share waste disposal units with residents. These are already often over capacity, so I would suggest an alternative solution should be reached.

I'd also like some clarification on what this would mean regarding service charge and ground rent for tenants. Is this going to cause an increase? Are the new facilities going to be contributing to these charges?

Lastly, I own a space in the car park and currently have a difficult time actually getting in it due to Renaker staff parking in there with the ongoing work. I'm conscious if we now have more workers on the premises, then we are going to have a scenario where they are just coming and parking where they like, much to the irritation of myself and other tenants who pay for those spaces. Possibly not something you are able to guarantee but something to be mindful of with the additional people in the vicinity.

Kind regards,
[REDACTED]

Formal Objection to Planning Application 145564/FO/2026

From [REDACTED]
Date Sun 2026-04-12 10:57 AM
To Lea Joseph <Lea.Joseph@manchester.gov.uk>

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Dear Julie

I am writing in response to the notification I have received regarding the planning application (application number: 145564/FO/2026) for the ground floor premises located directly beneath my flat on Bengal Street.

I wish to formally object to this application, which proposes flexible commercial use including public houses, wine bars, or other drinking establishments, together with external elevation works.

As the owner and resident of the first-floor flat immediately above the proposed premises, I have serious concerns regarding the impact this development would have on residential amenity. The nature of the proposed uses raises a significant risk of noise disturbance, particularly from amplified music, customer activity, and the general operation of such venues. In addition, noise associated with patrons arriving and leaving the premises, congregating outside (including smoking), and the repeated opening and closing of doors late into the evening would likely result in ongoing disruption.

I am especially concerned about the potential for late-night operating hours. Uses of this type commonly extend well into the night, which would directly affect normal sleeping hours and significantly reduce the quality of life for residents living immediately above.

Furthermore, there is no clear indication within the application of sufficient sound insulation or other mitigation measures to protect the residential accommodation above from noise transfer. Given the absence of any physical buffer between the commercial unit and my flat, this presents a high likelihood of adverse impact.

I would also draw attention to the likely disturbance associated with servicing the premises, including early morning or late-night deliveries, waste collection, and the disposal of glass bottles, all of which would further contribute to noise and disruption.

The street is currently a quiet, predominantly residential area. The introduction of a drinking establishment at ground level would materially alter the character of the area and could lead to increased noise, foot traffic, and potential anti-social behaviour, to the detriment of existing residents.

By comparison, similar properties in the surrounding area that incorporate commercial uses at ground level typically include a degree of separation (such as a car park or buffer space) between commercial and residential units. This helps mitigate noise and disturbance. In this case, no such separation exists, and the proposed use would be directly beneath residential accommodation.

While I appreciate that licensing is a separate regulatory process, the nature of the proposed use inherently raises concerns relating to noise, customer behaviour, and late-night activity, all of which are relevant material considerations in the determination of this planning application.

For the reasons outlined above, I respectfully request that this application be refused. In the alternative, should the Council be minded to approve the application, I strongly request that strict conditions be imposed in relation to operating hours, noise control, and sound insulation to safeguard the amenity of neighbouring residents.

Thank you for your consideration of this objection.

Kind Regards

[Redacted signature]

[Redacted address]

Re: 145564/FO/2026 - Units 1 And 3, Nq Building 43-45, 49 Bengal Street Manchester M4 6AF

From [REDACTED]
Date Tue 2026-05-12 10:24 AM
To Lea Joseph <Lea.Joseph@manchester.gov.uk>

Hi Lea,

The waste strategy is accepted in principle; however, the full condition will need to go on any approval for tenants to provide their own individual waste strategies for agreement including the location of their internal bins stores within the units.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

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From: Lea Joseph <Lea.Joseph@manchester.gov.uk>
Sent: 06 May 2026 14:10
To: [REDACTED]
Subject: Re: 145564/FO/2026 - Units 1 And 3, Nq Building 43-45, 49 Bengal Street Manchester M4 6AF

[REDACTED]

The applicant has provided an update regarding waste. It begins on 16 on the amended DAS, which I have attached.

Could you please review and get back to me?

Kind regards,
Lea Joseph
Assistant Planner

Re: 145564/FO/2026 - Units 1 And 3, Nq Building 43-45, 49 Bengal Street Manchester M4 6AF

From [REDACTED]
Date Fri 2026-05-01 3:34 PM
To Lea Joseph <Lea.Joseph@manchester.gov.uk>

Hi Lea,

I think a construction noise assessment is unnecessary, it will be more like DIY noise rather than construction when they are fitting out the units.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

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From: Lea Joseph <Lea.Joseph@manchester.gov.uk>
Sent: 22 April 2026 10:48
To: [REDACTED]
Subject: Re: 145564/FO/2026 - Units 1 And 3, Nq Building 43-45, 49 Bengal Street Manchester M4 6AF

[REDACTED]

Thank you for this.

I have passed the noise and waste comments on to the applicant and have noted the conditions you have requested.

Seeing as the works proposed internally are a shell and core fit out at relatively minor scale, and we will include a CMP condition in the event of an approval, is a construction noise assessment required?



To	Head of Planning	FAO: Lea Joseph
From	Head of Compliance, Enforcement and Community Safety	
Contact Officer:	██████████	Our Ref: ██████████
Date:	21 April 2026	Telephone: ██████████

Consultation on Planning Application

Application No: 145564/FO/2026

Description: Creation of flexible commercial use (Use Class E) and (Use Class Sui Generis - public houses, wine bars, or drinking establishments) including external elevation works.

Location: Units 1 And 3, Nq Building 43-45, 49 Bengal Street Manchester M4 6AF

I write in response to your memorandum of the 8 April 2026 regarding the above application and to inform you that I have considered the application and recommend that the following conditions are attached to any approval.

FUMES*

a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties.

**Plans currently do not include commercial kitchens, this condition will apply if this changes. The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air. For new kitchen extract systems calculated to have a 'high' or 'very high' impact risk score, 'very high levels of control' in accordance with the EMAQ guidance are required to minimise emissions of PM2.5 as far as is reasonably practicable in accordance with [Defra Interim Planning Guidance - PM2.5](#)*

CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

**The applicant should refer to our noise from building sites [webpage](#) for further information/guidance and also [IAQM/EPUK Construction Guidance](#) on controlling emissions. [Currently January 2024, Version 2.2]*

***Construction hours as the below condition, not as stated in the submitted Construction Management Plan.*

****No construction noise assessment has been undertaken despite there being residents in close proximity to the site, including directly above.*

CONSTRUCTION HOURS

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

HOURS1*

The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

To be agreed is different from the 'typical' hours in the application

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

*The following typical hours are accepted:

- Monday to Saturday: 08:00 – 23:00 hrs
- Sunday/Bank Holidays: 08:00 – 22:00 hrs

HOURS2

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

LIGHT1

a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation 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 light 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 report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties.

NSE1 (Premises sound insulation)

a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full prior to the first use of the development or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the L_{Aeq} (entertainment noise) shall be controlled to 5dB below the L_{A90} (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 ($L_{eq,5min}$), respectively.

The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

b) Prior to occupation 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 the occupiers of the building and occupiers of nearby properties

*We have considered the submitted acoustic report (Fisher Acoustics, March 2026), we have the following comments to make:

1. The assessment is based on the units in their current configuration and provides maximum noise levels for a retail type use. Should the tenants require higher maximum noise levels they will need to provide an addendum report to satisfy part a) of the condition prior to undertaking any works.
2. Clarification is required as to why unit 3 can have higher internal noise levels with residents directly above compared to units 1 and 2 where there is an office above. Is this due to surrounding environment too and proximity to nearby receptors?

NSE6 (External plant/equipment/servicing)

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise 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 operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

*We have considered the submitted acoustic report (Fisher Acoustics, March 2026). The specific plant is still to be decided. The report provides noise limits for the plant based on

5dB below the typical background. Once the plant has been selected an addendum report will need to be provided for part a) of this condition.

PDR3

The premises shall be used for Class E (excluding E(d)) and Sui Generis public houses, wine bars, or drinking establishments only and for no other purposes, including any other purpose in Sui Generis of the Schedule to the Town and Country Planning (Use Classes) Order 2020.

Reason - To prevent potential disamenity issues that are outside the scope of the comments made in relation to the use applied for.

REF*

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The 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.

*The proforma/ Waste Management Strategy that has been submitted is not accepted as commercial waste needs to be stored separately to the residential waste and not in the same bin stores. Unless they can demonstrate that residents will not have access to the commercial waste bins and vice versa.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Should you wish to discuss this matter further please contact [REDACTED]

[REDACTED]
[REDACTED]

Planning App - 145564/FO/2026 - 2026/0126/PLA/01

From [REDACTED]
Date Tue 2026-04-21 10:56 AM
To Lea Joseph <Lea.Joseph@manchester.gov.uk>

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Good morning,

Thank you for seeking the views of Design for Security on the above application. Having looked at the drawings submitted for this proposal; we have the below comments:

- A CCTV system should be installed covering the main entrance, reception and lockers as a minimum.
- Staff should be provided a secure area to store belongings whiles at work.
- The entrances should be illuminated in the hours of darkness via the use of dusk till dawn sensors on the light fixtures.
- All high value equipment (e.g. computers, projectors, flat screen monitors / televisions, tools etc.) should be property marked and securely fixed or stored to deter damage / theft. An accurate record should be maintained which logs all such items.
- Any new or replacement doorsets, shutters, windows and glazing should be to Secured by Design (SBD) standards. However, the overall security of the proposed scheme will be heavily reliant on the continuous effective management, rather than just physical measures. All internal doors to back-of-house/staff areas should be access controlled to prevent unauthorised access, with a secure Manager's/cash office if required - non-cash payment methods are preferred and should be encouraged.
- The venue will be required to apply for a Premises Licence, which will include a comprehensive set of conditions designed to regulate any negative impact that the proposed use of the site may otherwise bring. Adherence to the conditions set out in the Premises Licence and a Dispersal Policy will be essential to prevent/deter crime and disorder incidents and limit disturbance to local residents.

Best regards,

[REDACTED]

for and on behalf of Greater Manchester Police | Crime Prevention Team
design**for**security | prevent**and**secure

[REDACTED]

[REDACTED]



Memorandum

To Lea Joseph

From [REDACTED]

Date 16 April 2026

Subject **145564/FO/2026**

Creation of flexible commercial use (Use Class E) and (Use Class Sui Generis - public houses, wine bars, or drinking establishments) including external elevation works.

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT:

The site is bounded by Naval Street to the north, Bengal Street to the west, and Jersey Street to the south, all of which are adopted highways.

Naval Street is one-way traffic and subject to No Waiting (Mon-Sat 8am-6pm) restrictions.

Bengal Street is one-way traffic and subject to No Waiting At Any Time restrictions in the vicinity of the site.

There are No Waiting (Mon-Sat 8am-6pm), No Waiting At Any Time and No Loading At Any Time restrictions along Jersey Street.

There are Pay & Display Bays along Bengal Street and Jersey Street.

HIGHWAYS RESPONSE:

TRIP GENERATION AND JUNCTION CAPACITY:

Due to its location and the site sustainability in transport terms, the proposed change of use is unlikely to generate a significant increase in additional vehicle trips. Therefore, no unacceptable traffic impact on the adopted highway is envisaged.

SITE ACCESSIBILITY:

The site is well accessible by sustainable modes.

Regular bus services, Metrolink services and railway services are available within walking distance of the site.

ACCESS AND PARKING:

No car parking is proposed for this application. Given the accessible location this is considered to be acceptable in principle.

Accepted that any users accessing the site by car would utilise local pay-and-display provision or various external car parks spread across the wider network given the existing waiting restrictions covering the highways in the vicinity of the site.

Pedestrian access to each unit is proposed through new entrance points along Bengal Street

*The applicant should be advised that all gated accesses (except fire exits) will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

CYCLE PARKING:

Secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles.

BASEMENT EXCAVATION:

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

REFUSE AND SERVICING:

A waste storage facility is currently provided on-site. This is situated within the ground floor car park and accessed via entrances on Naval Street and Jersey Street.

Internal refuse bins should be provided within each unit for the temporary storage of waste.

Each unit will be responsible in relocating their waste to the storage facility.

On site staff and management will be responsible for presenting bins for roadside collection and returning them to the bin store immediately following collection.

*Further clarification is sought on delivery servicing arrangement associated with the ground floor commercial spaces. This should detail vehicle frequency and type.

CONSTRUCTION MANAGEMENT PLAN (CMP):

A Construction Management Plan is required prior to the start of works and should be conditioned.

The CMP should include:

- The duration/phasing of construction works and associated vehicle trips;
- Confirmation of display of an emergency contact number;
- Contact details of the site manager/responsible person to discuss issues/amendments that arise;
- Routing of construction traffic and associated swept-path assessment;
- Details of the location and arrangements for contractor parking;
- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;

- Traffic Management measures for vehicles, pedestrians and cyclists
- The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality; and

The following informatives should also be included in any subsequent permission:

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

RECOMMENDED PLANNING CONDITIONS:

1. Waste Management Strategy
2. CMP

Highways Reference: 18383/FO/2026

Planning Application 145564/FO/2026 – Resident concerns (NQ4, Bengal Street)

From [REDACTED]
Date Thu 2026-04-23 10:44 AM
To Lea Joseph <Lea.Joseph@manchester.gov.uk>

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Hi Lea,

I am a resident and leaseholder at NQ4 ([REDACTED]) and am writing in relation to planning application 145564/FO/2026 regarding the proposed change of use of the ground floor units to commercial use.

While I understand the intention to activate currently vacant units, I have several concerns regarding the potential impact on residents, particularly in a mixed-use building such as ours.

Firstly, I would appreciate clarification on whether the introduction of commercial units will have any financial implications for residential leaseholders. Specifically:

- Will the management of these commercial units fall under the existing building management company (Zenith), or will they be managed separately?
- If they do fall under the same management structure, how will costs be apportioned between residential and commercial occupiers?
- What proportion of service or estate-related costs will commercial tenants be expected to contribute, and how will this be enforced?
- Is there any scenario in which residential leaseholders could see an increase in charges as a result of these units becoming operational?

Secondly, I would like to better understand how potential disruption to residents will be controlled. As the application allows for flexible Class E use, this could include a wide range of businesses. Could you please clarify:

- Whether any restrictions will be placed on opening hours, particularly to prevent early morning or late evening disturbance.
- Whether there will be limitations on types of use (for example, to prevent higher-impact uses such as gyms with amplified music or food/takeaway outlets requiring extraction systems).

Finally, I have concerns regarding waste management. Currently, the bin store within the building is already operating at capacity and is shared within the resident car park area. Overflowing waste is already an issue, and the introduction of commercial units could significantly worsen this.

Could you please confirm:

- Whether commercial units will have dedicated waste storage and collection arrangements separate from residential facilities.
- How increased waste volumes will be managed to avoid overflow, hygiene issues, or pest risks.
- What measures will be put in place to ensure the car park and surrounding areas remain clean and safe for residents.

I would appreciate your response to these points, as they are key concerns for those of us living within the building.

Kind regards,



Concerns r.e. Planning Application 145554/FO/2026 Waste Management

From [REDACTED]
Date Tue 2026-04-14 5:13 PM
To Lea Joseph <Lea.Joseph@manchester.gov.uk>

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Hi Lea

I hope you are well?

I have just read the document reading the new commercial use properties on the ground floor of the NQ Building in Ancoats,

Upon reading the design and access statement online - I have seen that the new facilities have been offered to use the waste area of all the tenants across the NQ building

I just wanted to flag that the bins often overflow - especially recycling - and don't get emptied enough so believe this will cause disruption so not sure how they will cope with the heightened waste and also constantly walking in front of the parking shutters to drop waste off seems like it could be a safety hazard to workers of the new units

Might I recommend they have a similar set up to Blossom Street Social where they have their own area dedicated to waste in one of the units which does not interfere with tenants of NQ?

If there's food vendors also there is a concern if they don't properly manage their waste and there becomes rats and other pests due to this where tenants park their cars,

I look forward to your reply,

Kind regards
[REDACTED]