MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

44-46

Address Line 1

Faulkner Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 4FH

Description of site location must be completed if postcode is not known:

Easting (x)

384218

Northing (y)

398014

Description

Applicant Details

Name/Company

Title

Mrs

First name

Kathy

Surname

Cui

Company Name

Chinese Delight Restaurant Limited

Address

Address line 1

39 Clifton Road

Address line 2

Address line 3

Town/City

Runcorn

County

England

Country

Postcode

WA7 4TA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Muthahar

Surname

Khan

Company Name

Studio Tashkeel Architecture

Address

Address line 1

1-3 Ashton Lane

Address line 2

Sale

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M33 6WT

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Listed Building Consent for internal works associated with the creation of three separate premises/uses, installation of rear flue and extraction, reopening of a
bricked-up frontage to install a new window, and a new access stair to basement, replacement entrance doors and repairs/refurbishment of windows.

Full Planning Application Consent for Creation of restaurant use (Class E), cafe use (Class E) and office use (Class E) with external alterations including rear extractions, reopening of a bricked-up frontage to install a new window and a new access stair to basement, replacement entrance doors and repairs/refurbishment of windows.

Reference number

142811/LO/2025 and 142810/FO/2025

Date of decision (date must be pre-application submission)

29/12/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Full Planning Appliaction :
-Condition 4
-Condition 11
-Condition 12

Listed Building Concent Appliaction :
- Condition 4
- Condition 12

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

Full Planning Appliaction :
-Condition 4;
-Partial discharge of Condition 11 (work applied to the cafe);
-Condition 12;

Listed Building Concent Appliaction :
- Condition 4;
- Partial discharge of Condition 12 (work applied to the cafe);

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please refer to the submitted drawings to discharge each item as follows:

A- Full Planning Concent:

-Condition 4 ; please refer to the interior design set of drawings starting from CA01 to CA10

-Partial discharge of Condition 11 (work applied to the cafe); Please refer to M&E drawings M401, M402 and M403, which show the extract vent serving the disabled toilet, the heat recovery unit, and the bar canopy serving the café bar.

Please refer to M&E drawings M401 and M402, which show the extract vent serving the disabled toilet, the heat recovery unit, and the bar canopy serving the café bar.
As previously stated in the Noise Impact Assessment (NIA) submitted with the full planning application, the cafe canopy will not result in any adverse noise or odour impact. This is because the canopy does not serve a commercial kitchen. Instead, it serves the café bar area, which will only be used for the preparation of tea, as the premises will operate as a tea house. Therefore, no commercial cooking processes will take place that would generate significant noise, grease, smoke, or cooking odours.

-Condition 12; Please refer to the Waste Management Strategy attached.

B- Listed Building Concent:

- Condition 4; please refer to the interior design set of drawings starting from CA01 to CA10.
- Partial discharge of Condition 12 (work applied to the cafe);

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Muthahar Khan

Date

26/05/2026