MANCHESTER CITY COUNCIL

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

## Partial approval of details reserved by condition

### Part 1 – Particulars of the application

**Proposal:**

Discharge of Conditions 3 (Noise), 4 (Noise - Plant), 5 (Fume), 6 (Door Details), 7 (Extraction) and 9 (Waste Management) attached to Planning Permission 143838/FO/2025.

**Location:**

Basement And Ground Floor 19 - 21 George Street  Manchester M1 4HE

**Application reference:**

CDN/26/0246

**Applicant:**

Mr Jason Zheng JHC Estates Ltd

**Date of application:**

23 March 2026

### Part 2 – Particulars of decision (a)

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

**Condition 3 part a (Noise 1 - The Use)**

Part a) of Condition 3 can hereby be considered to be discharged provided that the measures within the Noise Impact Statement prepared by Clement Acoustics referenced 19373-NIA-02-AA-R1 received by the City Council as local planning authority on 13th of March 2026. Parts b) and c) are also required to be discharged before Condition 3 can be fully discharged.

**Condition 4 part a (Noise 6 - External Equipment)**

Part a) of condition 4 can hereby be considered to be discharged provided that the measures within the Noise Impact Statement prepared by Clement Acoustics referenced 19373-NIA-02-AA-R1 received by the City Council as local planning authority on 13th of March 2026. Parts b) and c) are also required to be discharged before Condition 3 can be fully discharged.

**Condition 5 Part a)**

Part a) of condition 5 can hereby be considered to be discharged provided that the fume extraction measures are installed and maintained in accordance with the following information received by the City Council as local planning authority on 13th of March 2026:

The EMAQ Report and RA

The NFAN CBF 560-43 specification document

The Extract Air Rates Calculations

The Recommended Service and Maintenance

The Kitchen Ventilation Systems Description

The Extract and Odour specifications only within the Extract Ventilation, Odour Control and Fresh Air Ventilation equipment details.

The Purified Air, Kitchen Extract, MFU Range specification document.

The Helios Gigabox specification sheet

The Purified Air, Kitchen Extract, ESP Range specification document.

And the drawing referenced C886/1 Rev A received by the City Council as local planning authority on 7th May 2026

Parts b) and c) are also required to be discharged before Condition 3 can be fully discharged. The louvres depicted on the rear elevation were not approved within application referenced 143838/FO/2026 and require a separate application for planning permission

**Condition 6 (Door Design)**

This condition is hereby part discharged on the basis of the design shown on the 'Specification - Panelled Timber Door' received by the City Council as local planning authority on 13th March 2026. The following information is required to fully discharge the condition:

- detailed section and elevation at 1:5 scale that incorporates framing surround ( not shown on elevation drawing)
- the RAL paint colour
- the type of timber to be used to construct door.

**Condition 7 (Extraction)**

Condition 7 can be considered to be discharged provided that the extraction riser complies with the drawing referenced C886/1 Rev A received by the City Council as local planning authority on 7th May 2026.

## Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

**Condition 8 (Waste Management)**

Condition 8 is not discharged as no waste management information was submitted as part of this application.

Date: 16 June 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA