MANCHESTER CITY COUNCIL
Planning
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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

467-471

Address Line 1

Wilmslow Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M20 4AN

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

Easting (x)

384940

Northing (y)

393029

Description

Applicant Details

Name/Company

Title

Mr

First name

Kiyum

Surname

Mohammed

Company Name

Address

Address line 1

441 Barlow Moor rd

Address line 2

Chorlton

Address line 3

c

Town/City

CHORLTON

County

Greater Manchester

Country

United Kingdom

Postcode

M21 8AU

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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

Installation of extraction flue to rear, elevational alterations to the Wilmslow Road frontage and installation of cycle shelter to rear

Reference number

138520/FO/2023

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

19/01/2024

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

Condition number(s)

Condition 4 and Condition 5

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

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

Details are submitted in support of the discharge of Conditions 4 and 5 of Planning Permission 138520/FO/2023.

The submitted information comprises:

Kitchen Fume Extract Strategy Report prepared in accordance with the principles of EMAQ "Control of Odour and Noise from Commercial Kitchen Exhaust Systems" (May 2022).
Proposed Basement Extraction Plan (Drawing P100).
Proposed Ground Floor Extraction Plan (Drawing P101).
Proposed Elevations showing extraction flues and discharge height (Drawing P200).
Manufacturer information and technical specifications for the proposed extraction equipment, including Electrostatic Precipitator (ESP) filtration units and associated plant.
Noise information and fan performance data.

The proposed extraction system comprises stainless steel extraction canopies with EN16282 compliant grease filtration, Electrostatic Precipitator (ESP) filtration, UV-C treatment, carbon filtration, acoustic attenuators/silencers and high-level discharge terminals. The extraction system has been designed to minimise noise and odour impacts on neighbouring properties.

Replacement air will be provided at approximately 80–90% of the extracted air volume via a dedicated supply air system.

The submitted details are intended to satisfy the requirements of Conditions 4 and 5 relating to the extraction of fumes, vapours and odours, replacement air provision and noise mitigation.

Site Visit

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

◯ Yes
⊘ No

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

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

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

◯ Yes
⊘ 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.

☑ I / We agree to the outlined declaration

Signed

lena karim

Date

19/06/2026