MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Retention of building used as restaurant (Class E) with installation of new sliding gates, access ramp and externally mounted equipment.

Location:

2 Woodlands Road Manchester M8 9LJ

Application reference:

145250/FO/2026

Applicant:

Mr Shoaib Ahmed

Date of application:

11 March 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. This involved the submission of additional drawings relating to elevational details, boundary treatments and arrangement for inclusive access. The development is acceptable subject to conditions.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawing received by the City Council as local planning authority on the specified date:

As constructed floor plans Ref: 2C received 8 June 2026

As constructed elevations Ref: 3C received 8 June 2026

As constructed elevation adjacent to 542 Cheetham Hill Road Ref: 4 received 23 February 2026

Bin location Ref 5C received 8 June 2026

Ground floor boundary treatment Ref: 06D received 8 June 2026

As constructed elevation to Woodlands Road received 8 June 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The development hereby approved relates to the operation of the ground floor of number 2 Woodlands Road as a restaurant under Class E (b) of the Town & Country Planning Use Classes Order 1987 (as amended) with ancillary first floor storage and offices.

Reason - For the avoidance of doubt and in the interests of the amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) The premises shall only be open to customers between the following hours:

Sunday to Saturday (including bank holidays): 11:00 to 23:00.

Reason - In the interests of the amenities of the area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC10 of the Unitary Development Plan and the National Planning Policy Framework.

5) 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 - In the interests of the amenities of the area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC10 of the Unitary Development Plan and the National Planning Policy Framework.

6) The use of the restaurant Class E(b) at 2 Woodlands Road shall permanently cease in the event of any failure to meet any of the requirements set out in i) to ii) below:

i.Within three months of the date of this decision a verification report shall be submitted to and approved in writing by the Local Planning Authority to validate that the external air conditioning unit and any other installed externally mounted equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

ii.Within a further three months and in the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

7) The use of the restaurant Class E(b) at 2 Woodlands Road shall permanently cease in the event of any failure to meet any of the requirements set out in a), b) and c) below:

a) Within three months of the date of this decision, the premises shall be acoustically insulated and treated to limit the break out 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 approved scheme shall be implemented in full.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (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 (Leq,5min), respectively.

b) Within a further three months of the submission, approval and implementation of the scheme approved under part a) of this condition, a verification report shall be submitted to the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements of the scheme approved under part a) of this condition.

c) In the event of any non-conformity with the approved scheme, then any further measures that are required to achieve the required noise criteria shall be carried

out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

8) The use of the restaurant Class E(b) at 2 Woodlands Road shall permanently cease in the event of any failure to meet any of the requirements set out in i) to ii) below:

i.Within three months of the date of this decision, a scheme for the extraction of any fumes, vapours, and odours from the premises shall be submitted to and approved in writing by the City Council as Local Planning Authority.

ii.Within a further three months and in the event of non-conformity, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

9) a) Within three months of the date of this decision, 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.

b) The approved scheme shall be implemented to a timescale agreed with the City Council as local planning authority and remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

10) Within three months of the date of this decision a site servicing strategy shall be submitted and approved in writing by the City Council as local planning authority. The scheme shall include details of arrangements for the presentation of bins to an identified collection points and their return to the bin enclosures and a strategy for undertaking of servicing and deliveries from the site, including customer deliveries. The approved scheme should demonstrate that servicing on the site would not unduly impact upon the operation of the adjacent light controlled crossing. The approved scheme shall be implemented to a timescale agreed with the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and the interests of the character of the area, pursuant to policies SP1, C2, DM1, T1 and T2 of the Core Strategy for the City of Manchester.

11) Within three months of the date of this decision details of the arrangements for the provision of secured cycle storage at the site shall be submitted to and approved by the City Council for the City of Manchester including: the location of the cycle storage, timescale for its installation, and finalised detailed design of the cycle store. The approved scheme shall be implemented in full and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that adequate provision is made for cycle parking so that persons occupying and visiting the authorised development have a range of options in relation to mode of transport and to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

12) The planning permission hereby granted does not confer advertisement consent to the display of advertisement at the building at 2 Woodlands Road or attached to the walls, railings and gates along the site boundary to Cheetham Hill Road and Woodlands Road.

Reason - For the avoidance of doubt and in the interests of the amenities of the area and the character of the streetscene pursuant to policies SP1and DM1 of the Core Strategy for the City of Manchester.

13) The external areas within the site of 2 Woodlands Road shall not be used unless and until a schedule of days and hours of operation have been submitted to and approved in writing by the City Council as local planning authority. The external areas shall thereafter be used in accordance with the agreed schedule.

No broadcast of amplified sound or music shall take place within the external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, to avoid undue noise and disturbance and the interests of the character of the area, pursuant to policies SP1, C2, DM1, T1 and T2 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

14) Within three months of the date of this decision the hereby approved boundary treatments and gates details shall be implemented at the development:

-As constructed floor plans Ref: 2C received 8 June 2026, and

-Ground floor boundary treatment Ref: 06D received 8 June 2026 relating to the installation of sliding gates and inclusive access ramp.

Reason – To ensure the provision of inclusive access and in the interests of the amenities of the area, pursuant to policies SP1, C2, DM1, T1 and T2 of the Core Strategy for the City of Manchester.

Reason – To ensure the provision of inclusive access and in the interests of the amenities of the area, pursuant to policies SP1, C2, DM1, T1 and T2 of the Core Strategy for the City of Manchester.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Guidance

Guidance for developers to discharge condition numbers 6,7,8 and 9 attached to this decision can be via the following link:

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

Waste

Waste management - Separate containers for four waste streams should be provided for general was Mixed recycling, pulpable refuse and food waste.

Mining

Please see information relating to mining in Appendix A.

Date: 26 June 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 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 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-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

   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.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026