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:**

Change of use from Storage (Class B8) to microbar (Sui generis)

**Location:**

Arch 7, Sheffield Street, Manchester, M1 2ND

**Application reference:**

PLA-2026-000048

**Applicant:**

Mr Andrew McKnight

**Date of application:**

13 May 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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay.

## Condition(s) attached to this decision

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

   Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

   Proposed Floor Plan Rev B (Received 1 July 2026)

   Planning Statement, prepared by MPD Built Environment Consultants Ltd (Received 27 April 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.

3) The premises shall not be open outside the following hours:

Monday to Saturday: 9:00 to 00:00

Sunday and Bank Holiday: 10:00 to 00:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 and the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) The waste management arrangements for the development shall be carried out in accordance with the Waste Management Strategy (MCC Proforma) and the Waste Management Section of the Planning Statement, prepared by MPD Built Environment Consultants Ltd, received by the City Council as Local Planning Authority 27 April 2026 and shall remain in situ whilst the use is in operation.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

- Monday to Saturday - 07:30 to 20:00
- Sundays - 10:00 to 18:00

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

## 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

**HS2**

The applicant is advised that the application site falls within land that remains safeguarded for construction/operation of the scheme that would be authorised by the High-Speed Rail (Crewe - Manchester) Bill. We expect to know more in due course and the applicant is advised to monitor future Government announcements on this subject."

**Shopfront Alterations LBC and PP**

No external alterations have been considered as part of this planning application. Planning permission and Listed Building Consent is required for the installation of shopfront.

**GMP Recommendation Measures**

Greater Manchester Police Recommendations

A CCTV system should be installed covering the main entrance and font of house areas.

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.

It is highly recommended that any customer tables are fitted with Chelsea Clips, to reduce the opportunities for theft.

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.

**Mining**
Please see information relating to mining in Appendix A.

Date: 08 July 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*