

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Erection of replacement car wash and vehicle tyre fitting building with ancillary accommodation, formation of ground floor office and first floor stockroom to retained shop unit (Class E) and alterations to existing canopy

Location:

351 Central Car Wash Stockport Road Manchester M13 0LF

Application reference:

143763/FO/2025

Applicant:

Mr Abdul Ghani

Date of application:

02 April 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 negotiations to secure the submission of revised details relating to site management and arrangement for vehicular access and egress. The development is acceptable based on the assessment of the submitted details.

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 drawings and documents stamped as received by the City Council as local planning authority on the specified date:

Proposed ground floor plan Ref: 1147/0200 Rev L received 2 April 2026

Proposed mezzanine floor Plan Ref: 1147/0210 Rev K received 17 July 2026

Proposed roof plan Ref: 1147/ 0220 Rev I received 2 April 2026

Proposed elevation drawing Ref: 1147/0300 Rev F received 17 July 2026

Proposed elevations drawings Ref: 1147/0310 Rev F received 17 July 2026

Proposed block / site plan Ref: 1147/ 0400 Rev E received 17 July 2026

Proposed local site plan Ref: 1147/0405 Rev E received 2 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 for the City of Manchester.

- 3) Before the commencement of above ground construction work, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, which shall be maintained in situ at thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

- 4) Prior to the commencement of the development hereby approved, a detailed demolition and construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:
 - i. Display of an emergency contact number;
 - ii. Details of wheel washing;
 - iii. Dust suppression;
 - iv. A site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas
 - v. Arrangements for the location, removal of waste and recyclable materials;
 - vi. Routing strategy and swept path analysis;
 - vii. Parking of construction vehicles and staff;

- viii. Sheeting over of construction vehicles;
- ix. Parking of construction vehicles and staff;
- x. Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

5) The development hereby approved relates:

- i. To the operation of a car wash, valeting service and tyre fitting business with ancillary waiting and storage areas;
- ii. Ground floor office and first floor storage area to be used in conjunction with adjoining shop unit (Class E).

The approved accommodation shall only be used in conjunction with respective uses referenced above and not be sub-divided to allow separate occupation.

Reason – For the avoidance of doubt and to safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) office space within the mezzanine floor shall only be used in conjunction with the operation of the authorised car wash, valeting service and tyre fitting business. The first floor office space shall not be sub-divided, separately occupied or used for any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason – For the avoidance of doubt and to safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policies JP-P6 and JP-S1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7) The operation of the premises relating to the undertaking of vehicle washing and valeting and the undertaking of tyre fitting shall not be open outside the following hours:

Monday to Saturday (including bank holidays): 9.30 am and to 6.00 pm, Closed Sunday.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

- 8) No loading or unloading, servicing and / or deliveries, including waste collections, shall be carried out on the site outside the hours of:

Monday to Saturday: 7:30 am to 8:00 pm with no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

- 9) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to authority relating to the number, siting and specification of cycle storage enclosures. The approved scheme shall be fully implemented upon occupation of the development and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

- 10) The development shall be implemented in accordance with the Site Management Plan document Rev B dated February 2026 and drawings referenced and the vehicle management, access and egress arrangements detailed on drawings referenced Highway 278 drawing and Vehicular swept path analysis drawings Rev.1 received by the City Council as local planning authority on 2 March 2026 and 29 April 2026. The implemented measures shall be maintained in situ at all times thereafter.

Reason - In the interest of pedestrian and highways safety and to ensure the provision of appropriate car parking pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

- 11) The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be laid out, demarcated and made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason - In the interest of pedestrian and highways safety and to ensure the provision of appropriate car parking pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

- 12) No development shall take place until details of any required off-site highways works to Stockport Road and Richmond Grove East have been approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

- 13) a) Prior to commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the Local Planning Authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the Local Planning Authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation 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 ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester, policies JP-S1 and JP-P6 of the Sustainable Joint Plan Document – Places for Everyone and the guidance with the National Planning Policy Framework.

- 14) Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:
- i. Evidence of drainage hierarchy adherence.
 - ii. Finalised surface water drainage layout including all components, levels and connectivity.
 - iii. Evidence of connection approval in principle.
 - iv. Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 and EN17 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone Joint Development Plan document.

- 15) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- i. An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

- iii. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- iv. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- v. Foul and surface water shall drain on separate systems. The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policy EN14 and EN17 of the Core Strategy for the City of Manchester and policies JP-P6 and JP-S4 of Places for Everyone Joint Development Plan document.

- 16) a) Before the commencement of above ground construction work, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to acoustic insulation and treatment of the development to limit the break out of noise in accordance with a noise study of the premises.
- b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason – In the interest of residential amenity and 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, saved policy DC26 of the Unitary Development Plan and policies JP-P6 and JP-S1 of Places for Everyone Joint Development Plan document.

- 17) a) Before the commencement of above ground construction work, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location,

shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first of the development, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) 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, before the use can commence.

Reason – In the interest of residential amenity and 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, saved policy DC26 of the Unitary Development Plan and policies JP-P6 and JP-S1 of Places for Everyone Joint Development Plan document.

- 18) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing, the arrangements to demarcate the site boundary to Stockport Road and the enclosure of the car parking and servicing areas as shown on drawing referenced: Proposed local site plan Ref: 1147/0405 Rev E and Proposed block / site plan Ref: 1147/ 0400 Rev E. These details shall include specification of any walls, railings, fencing and gates to be installed as part of the development. The approved scheme shall be implemented in accordance with the approved details upon occupation of the development and maintained in situ at all times thereafter.

Reason – In the interests of the residential and visual amenities of the area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

- 19) Before occupation the development, a scheme for the storage and disposal of refuse and recycling, shall be submitted to and approved in writing by the City Council as local planning authority, including the details of the appearance and siting of bin enclosures and the internal storage and removal of waste tyres. The approved scheme shall be implemented as part of the development and shall be maintained in situ at all times thereafter.

Reason - In the interests of amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1,

EN19 and DM1 of the Core Strategy for the City of Manchester and policies JP-P6 and JP-S1 of Places for Everyone Joint Development Plan document.

- 20) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council relating to measures to reduce the risk of crime and improve site security. The scheme should include details of new locks , fittings, doors, frames and glazing, lighting and CCTV cameras, which should meet Secured by Design standards. The scheme should be implemented in accordance with the approve scheme and maintained in situ at all times thereafter.

Reason - To reduce the risk of crime, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

- 21) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council relating to the design, specification and colour treatment of roller shutters to be installed as part of the development, including the position of related housing boxes. The development shall be implemented in accordance with the approved details at all times thereafter.

Reason – In the interests of visual amenity and to reduce the risk of crime, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

- 22) If any lighting installed as part of the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to nearby residential properties, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority within 14 days of its written notification. The approved scheme shall be implemented in accordance with an agreed timescale and retained in situ at all times thereafter.

Reason - To minimise the impact of the illumination on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

- 23) Before the occupation of the development, a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall include arrangements for future maintenance of landscaped areas and be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or

defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

- 24) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Councils local planning authority relating to the demarcation of directional signage around the site and hardstanding area as detailed routes to and from the car parking, valeting and tyre fitting areas. The approved scheme shall be implemented upon occupation of the development and maintained in situ thereafter.

Reason – In the interests of pedestrian and highway safety and the aid the operation of the site pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

- 25) The planning permission hereby granted does not confer advertisement consent to the display of advertisement the buildings comprising the development and its external areas.

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 SP1 and DM1 of the Core Strategy for the City of Manchester.

- 26) The roof to the canopy hereby approved shall not be used as an external terrace and shall only be accessed for maintenance purposes or if required for emergency access and /or egress.

Reason – In the interests of residential amenity pursuant to policies SP1 and DM1 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

Information for Developers guidance documents can be downloaded using the following link:

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

Scaffold

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to: highwaynetworkmanagement@manchester.gov.uk

Traffic management

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Off-site highways

Applications for off-site highways works condition discharge may only be submitted following secure cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link: https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_section_278_agreements/category/355/highways_and_pavements

CMP requirements

The following additional details are required in relation to demolition and construction management plans:

- i. Arrangements to accommodate estimated numbers of construction vehicles accessing, egressing and / or visiting the site each day. Details of loading and unloading arrangements should be provided.
- ii. The details of on-site offices and welfare facilities during construction.
- iii. Perimeter hoarding and measures to ensure pedestrian safety during construction.
- iv. Measures to control dust and debris on the highway.

Protected species

The applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill a bat. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess the best way to safeguard the bat(s). Natural England should also be informed. The applicant should also seek ecological advice should they find or suspect that the proposal will impact on any other protected species.

Mining

Please see information relating to mining in Appendix A.

Date: 21 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 or 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



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](https://www.mra.gov.uk)

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