14 July 2026
L260714 SAV Cover Letter

Head of Planning
Manchester City Council
Planning
Manchester
M60 2LA

Monika Somogyi
[redacted]

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

SUBMITTED VIA PLANNING PORTAL REF: PP-15070796

Dear Sir / Madam,

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR PERMISSION TO DEVELOP LAND WITHOUT COMPLIANCE WITH CONDITION 1 OF PLANNING PERMISSION: 106806/JO/2014/N1
MCDONALDS, 1169 OLDHAM ROAD, FAILSWORTH, MANCHESTER, M40 2FU
MCDONALD'S RESTAURANTS LTD

We write on behalf of our client, McDonalds Restaurants Ltd, to apply for the continued use of the restaurant, without compliance with Condition 1 of Permission: 106806/JO/2014/N1, which controls the opening hours of the restaurant at 1169 Oldham Road, Failsworth. In effect, the application seeks consent for the restaurant to operate between the hours of 05:00 and 00:00, seven days a week.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms and certificates;
- Noise Impact Assessment (**'NIA'**), undertaken by Sustainable Acoustics (Ref: 26-0073-0 R01) (Date: 09 July 2026); and
- Planning Permission: 106806/JO/2014/N1.

As the application has been submitted electronically via the Planning Portal website (**PP-15070796**), payment for the application fee of £608 has been made electronically.

Application Site

The Site comprises the McDonald's restaurant and drive-thru located on Oldham Road in Failsworth, Manchester. The Site is located within a predominantly commercial area along the busy arterial Oldham Road and is characterised by a mix of retail, food and beverage, and other commercial uses. Customer parking and a drive-thru are available on Site, with vehicle access taken directly from Oldham Road.

Residential properties are located to the rear of the Site, primarily on Irvin Street and Eagar Street, with additional residential units situated on the eastern side of Oldham Road.

Relevant Planning History

The original application establishing the restaurant was approved under reference F37548. Condition 5 of the original permission regulated the restaurant's opening hours.

On 6 November 2002, planning permission was granted for "Variation of condition 5 of planning permission F37548 to extend hours of opening on Sundays from 10.00 a.m - 11.00 p.m to 7.30 a.m - 11.00 p.m" (App Ref:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.
A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD

066088/JO/NORTH1/02) (the **'2002 Permission'**). Condition 2 of the 2002 Permission restricted the restaurant's opening hours to 07:30am to 11:00pm Monday to Sunday.

On 7 November 2014, planning permission was granted for "Variation of condition 2 attached to previously approved planning permission 066088/JO/NORTH1/02 to allow opening hours of 07:30 to 23.00 7 days a week" (App Ref: 106806/JO/2014/N1) (the **'2014 Permission'**). Condition 1 of the 2014 Permission regulates the restaurant's opening hours, restricting them to 07:00 to 23:00 Monday to Sunday.

The Proposed Development

This application seeks to vary Condition 1 of the 2014 Permission to allow the restaurant to trade for two additional hours, between 05:00 and 00:00, seven days a week. The proposed extension to the opening hours would enable the restaurant to better serve existing customer demand throughout the night-time period and improve the overall efficiency of the operation.

Justification of the Proposed Development

The proposal seeks to extend the opening hours of the restaurant to 05:00 to 00:00, seven days a week. The proposed extension to the restaurant's opening hours is not considered to give rise to any unacceptable impacts on residential amenity. The Site is located within an area primarily characterised by mixed commercial uses, including other late-night uses in the surrounding area.

The applicant is not aware of any complaints relating to plant noise or other operational noise from the premises, nor of any significant anti-social behaviour associated with the current operation of the restaurant. The extension of hours is intended to enable the restaurant to better meet customer demand during the late night and early morning periods and to improve overall operational efficiency.

Nonetheless, a Noise Impact Assessment (**'NIA'**) has been undertaken to demonstrate that the proposals would be acceptable on an objective and technical basis.

Noise Impact Assessment

The assessment has been completed in line with the requirements of Paragraph 198 of the National Planning Policy Framework (the **'NPPF'**) and the Noise Policy Statement for England. The assessment is based on a combination of attended and unattended survey data collected between 9 and 10 April 2026 and considers the potential impact of the proposed extended hours.

During the survey period, the restaurant closed at 21:30 to facilitate planned maintenance works. As a result, the assessment is based on background noise measurements recorded during a period when the restaurant was not operating for part of the evening and therefore represents a cautious assessment of the potential effects of the development.

The assessment considers four principal noise sources associated with the development, namely: people, vehicles, the Customer Order Display ('**COD**') system, and the roof plant. The results confirm that the prevailing noise environment is dominated by local traffic on Oldham Road, in addition to noise from activities related to the surrounding commercial properties.

The NIA concludes that people noise and COD noise would achieve a No Observable Adverse Effect Level ('**NOAEL**'). Whilst the assessment identified potential impacts associated with vehicle door-slam events and rooftop plant during sensitive hours, suitable mitigation measures have been identified which reduce these effects to a NOAEL.

In terms of mitigation measures to manage vehicles related noise, it is proposed that the car parking spaces located along the north-east boundary of the Site will not be used between 23:00 and 07:00, as indicated in Figure 5 of the NIA.

Regarding plant noise, the NIA initially identified that a reduction in plant noise levels of approximately 12dB would be required to avoid adverse effects at nearby residential properties. Since the survey was undertaken, maintenance and repair works have been completed to the rooftop plant. These included the replacement of faulty components within the kitchen extract system that were contributing to elevated noise levels. Subsequent measurements undertaken on 11 June 2026 confirmed an 11dB reduction in operational noise levels. In addition, the repairs have reduced the tonal characteristics of the plant, allowing for a further reduction of 2dB. This equates to a 13dB reduction in plant noise levels, which the assessment concludes would achieve a NOAEL. As such, no further mitigation measures are considered necessary.

Whilst there have been no historic complaints relating to noise or antisocial behaviour at the restaurant, and the proposal is not expected to result in any additional noise from visitors, a Premises Noise Management Plan (the '**PNMP**'), as set out in Appendix C of the NIA, will be implemented to ensure that appropriate operational controls are in place. This includes proactive management of customer behaviour and measures to minimise the potential for anti-social behaviour.

Overall, the technical evidence demonstrates that the proposed extension of opening hours would not give rise to unacceptable impacts on residential amenity. With the mitigation and management measures in place, the development accords with national policy objectives to avoid significant adverse effects and to minimise and mitigate noise impacts.

As the LPA will be aware, the NPPF states that planning permission should only be refused on noise grounds where adverse impacts are categorised as 'significant'. The quantitative evidence submitted as part of this application demonstrates that there would be no significant adverse impacts, subject to the recommended mitigation and management measures.

Economic Benefits

The proposed development will have a series of positive impacts that contribute towards meeting the local and national policy objectives relating to economic growth and job creation. The extension of opening hours for the restaurant will create additional employment positions and additional working hours for existing employees at the site. These positions help to reduce unemployment and increase earnings and disposable income which benefit other businesses.

Further, the extended hours will enable the restaurant to better meet the demands of customers and allow more opportunities to generate sales leading to increased revenue, which will contribute to the local economy.

Summary and Conclusion

This application seeks permission to extend the opening hours of the restaurant to 05:00 to 00:00, seven days a week. The proposed extension to trading hours is required to ensure that the restaurant is better able to meet the demands of its established customer base and enhance its overall efficiency.

As there are no unacceptable impacts, as demonstrated by the NIA, we respectfully request that this application is approved and that planning permission is granted.

We trust the information provided above is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Monika Somogyi or Brad Wiseman at these offices.

Yours faithfully



Savills (UK) Limited
Planning