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:

Creation of Cafe (Use Class E)

Location:

34 John Dalton Street Manchester M2 6LE

Application reference:

PLA-2026-000407

Applicant:

Mr Amad Wasti

Date of application:

03 June 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 assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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:

   Drawing: Location Plan (Received 19 May 2026)

   Drawing: A200 (Received 19 May 2026)

   Drawing: A202 (Received 19 May 2026)

   Drawing: A201 (Received 19 May 2026)

Document: Planning Statement (Received 19 May 2026)

Document: Noise Impact Assessment, prepared by Noise Assessment Ltd. (Received 30 June 2026)

Correspondence: Internal Waste Arrangement (Received 24 July 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) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Friday: 10:00-16:00 and 18:00-08:00.

Saturday and Sunday: No restriction.

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

4) Operational noise and management shall be carried out in accordance with 'Noise Impact Assessment, Commercial Noise: Proposed Coffee House', produced by Noise Assessment Ltd. dated 30 June 2026, received by the Local Planning Authority the 30th June 2026.

Reason - To protect the amenity of adjacent residents and building occupiers from noise

nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP

Policy DC26.

5) Notwithstanding approved drawing reference A200, further to the email correspondence received 24th July 2026, prior to commencement of the use 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.

This scheme shall include:

- Estimated volumes and types of waste (general waste, pulpable recycling, food waste, mixed recycling) produced by the development;

- Details of the internal store for both waste and recycling, including any plans

and designs;

- Location of the proposed collection point and details of the route the collection vehicle

will take;

- Details of how waste will be transferred between stores and to the collection location; and

- Other details as per 'Waste Proforma V1' - refer to guidance at:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

New developments shall have refuse storage space for segregated waste collection and

recycling.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

6) The development hereby approved shall retain full level access throughout the ground floor of the unit.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

7) The premises shall not be open to the public outside the following hours:

Monday to Saturday: 07:30-00:00

Sunday (and Bank Holidays): 08:30- 00:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation,

pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policies DC26.1

and 26.5.

8) The development hereby approved shall be occupied as Class E (b) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of

development as the application has only been assessed on the basis of being used as a Class E(b) unit ensuring the vitality of the unit and in the interest of residential amenity, pursuant to policies SP1, DM1, and EN19 of the Core Strategy for Manchester (2012) and Saved Unitary Development Plan policy DC26.1.

9) The use hereby approved is limited to the 1no. Sanremo D8 espresso machine, and 1no. ventless rapid oven detailed in the drawing ref A200. Should further extraction or intake equipment be required for installation at the application this shall be discussed formally with Manchester City Council, as the Local Planning Authority prior to works taking place.

10) a) In the event that any plant equipment including extraction or air intake equipment is proposed, 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.

b) Prior to the first operation of any equipment, a verification report, which will include post completion testing, shall be submitted to and approved in writing by the City Council, as 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 - 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 UDP.

11) Prior to the first use of the development, a servicing plan which includes details of servicing and deliveries including access routes, vehicle frequency and type shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved servicing plan shall be implemented as part of the development and retained for as long as the development remains in use.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

12) The window(s) at ground level, fronting onto John Dalton Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way, with the exception of that required for building control regulations.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

13) No amplified music or background music is permitted within the application site at any time for the lifetime of the development.

Reason - In order to adhere to the approved Noise Impact Assessment, 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 and saved policy DC26 of the UDP.

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

Highways - Hoarding

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the Council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Highways - Temporary traffic management

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

Mining

Please see information relating to mining in Appendix A.

Date: 30 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