MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of conditions 15b (Plant Noise Verification), 17 (Commercial Noise), 18 (Commercial Hours), 19 (Fumes), 20 (Commercial Waste) and 37 (Management Plan) attached to planning permission 132489/FO/2021 (As amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024, 142363/NMC/2025 and 144294/NMC/2025).

Location:

Unit 2 80 Port Street Manchester M1 2FH

Application reference:

OTH-2026-000590

Applicant:

Mr Dan Hope PROLOCO

Date of application:

04 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

15b Plant Noise Verification

The following information has been submitted in respect of this condition:

Document: Unit 2. One Port Street, Plant Sound Assessment Report, prepared by Lighthouse Acoustics, dated 22 May 2025, ref: 1605/PSA1 (Received 4 June 2026) :

Document: Unit 2, One Port Street, Plant Sound Commissioning Report, prepared by Lighthouse Acoustics, dated 5 August 2026, ref: 1605/PSC1 (Received 6 August 2026):and

Lighthouse Acoustics Plant Sound Commissioning Report 1 Rev1. 12 08 2026

On the basis that the unit is operated on the basis of the above the condition is discharged

Commercial Noise

The following information has been submitted in respect of this condition:

Document: Summary of Preliminary Operational Noise Testing, Unit 2, One Port Street Plant Sound Assessment Report, prepared by Lighthouse Acoustics, dated 2 June 2026, ref: 1605/le/02 (Received 4 June 2026)

Document: Unit 2, One Port Street Acoustic Commissioning Report, prepared by Lighthouse Acoustics, dated 5 August 2026, ref: 1605/ACR1 (Received 6 August 2026)

On the basis that the unit is operated on the basis of the above the condition is discharged

Commercial Hours

On the basis that the unit operates in accordance with the following:

Document: Proloco Operating Hours, dated July 2026 (Received 14 July 2026)

The condition is discharged

Fumes

The following information has been submitted in respect of this condition:

Document: Odour Unit Specifications, Prepared by PMJ Kitchen Ventilation (Received 26 June 2026)

Correspondence: Extraction System Details (Received 23 June 2026)

Document: Odour Risk Assessment, Proloco Project (Received 14 July 2026)

Document: Fume Extraction – Cleaning and Maintenance Regime, Proloco Project, dated July 2026 (Received 14 July 2026)

On the basis that the unit is operated in accordance with the above the condition is discharged

Commercial Waste

The following information has been submitted in respect of this condition:

E-mail dated 14/08/2026 from Phaus

On the basis that in accordance with the above and as follows:

- 1 x 240L General Waste bin
- 1 x 360L Mixed Recycling bin, including glass
- 1 x 240L Food Waste bin
- all three waste streams collected six times per week, every day except Tuesday

The condition is discharged

Management Plan

The following information has been submitted with respect of this condition:

Management Strategy Prepared in support of planning condition discharge (Condition 37 - Management Plan) by Proloco

On the basis that the unit is operated in accordance with the above the condition is discharged

Date: 14 August 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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   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.

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.