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 to create Use Class E together with external alterations including installation of louvre.

Location:

Arch 122 Woollam Place Manchester M3 4JJ

Application reference:

PLA-2026-000046

Applicant:

Mr Daniel Foggo Grano Santo Ltd

Date of application:

29 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

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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:

   - Location Plan (Planning Portal Reference PP-14827662v3)
   - A1.01: Floor Plans
   - B0117 21: Proposed Rear External Elevation (Received 08/06/2026)
   - C914/1 Rev B: Bread Oven Extract Ventilation System (Received 08/06/2026)
   - Cross Section (Received 08/06/2026)

- Design and Access Statement (Dated 17/04/2026)
- Noise Impact Assessment (Prepared by NoiseAir; Report Reference P9215-NA1-V2; Dated 15/07/2026; Received 16/07/2026)
- Flood Risk Assessment (Dated April 2026)
- Heritage Statement (Dated April 2026)
- Kitchen Odour Assessment (Prepared by Noise Air; Report Reference P9215-R1-V1; Dated 19/11/2025)
- Management Statement
- Design Brief for Bakery Ventilation Systems
- Waste Management Strategy
- Waste Storage, Ventilation, and Hygiene Plan
- Waste Collection Route Plan

Received by the City Council as Local Planning Authority on 27/04/2026, unless specified otherwise.

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) a) Notwithstanding the approved plans listed within condition two of this decision notice, prior to the installation of any air intake or extract louvre, a scheme for the external decorative louvre/screen hereby approved, that shall confirm its final layout within the opening it is to be situated in, the setback distance of the air intake and extract equipment situated behind it, as well as a material sample of the decorative panel, with accurate final coloured finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

b) The decorative louvre/screen shall be installed prior to the first use of the air intake and extraction system and shall be retained and maintained for the lifetime of the development 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.

4) a) Notwithstanding the documents specified within condition two of this permission, prior to the installation of any plant hereby approved, 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 use of the plant hereby approved, 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 - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

5) a) Notwithstanding the documents specified within condition two of this permission, fumes, vapours and odours shall be extracted and discharged from the ground floor commercial unit hereby approved in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the first use of the ground floor commercial unit. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to use of the extraction system hereby approved, confirmation shall be submitted for the approval of the local planning authority that the approved scheme has been implemented.

c) In the event of non-conformity with the approved scheme, 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 safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

6) The Class E use hereby approved shall only be open to customers inside of the following hours:

08:00 – 17:00 Monday to Sunday (Including Bank Holidays)

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

7) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours for the lifetime of the development:

- Monday to Saturday: 7:30 - 20:00
- No deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

8) The Class E use hereby approved shall store and present its waste and recycling in accordance with the submitted Waste Management Strategy Proforma (Received by the City Council as Local Planning Authority on 27/04/2026) for the lifetime of the development.

Reason – In the interest of securing adequate and safe waste and recycling facilities in accordance with Core Strategy Policy EN19 and DM1, and the National Planning Policy Framework.

9) The Class E use hereby approved shall incorporate the flood resilience measures put forward within the approved Flood Risk Assessment (Dated April 2026; Received by the City Council as Local Planning Authority on 27/04/2026) which shall be completed as part of the development and then be retained and maintained for the lifetime of the development.

Reason – In the interest of providing flood resilient development pursuant to Core Strategy Policies EN8, EN14 and DM1, and the National Planning Policy Framework.

10) The ground floor commercial unit hereby approved shall be used for Class E (a) or (b), excluding convenience retail and gym use, and for no other purpose (including any other purpose within Class E or any other class of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

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

River Irwell

Manchester City Council (MCC) records highlight that the River Irwell is located within close proximity the site (approximately 120 m to the north-west of the site), while our records are frequently updated t ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observa and to take the appropriate safety precautions during excavation works. If any major unknown drainag assets are found beneath the site, then further investigation works should take place to identify the as and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The develo can apply for land drainage consent (if required) via the following link: https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_l

Weather warning service

It is recommended that all residents/building operators sign up for the Environment Agency Flood Warning service and Met Office severe weather warnings email alert service.

Surface Water Drainage

If the applicant proposes to utilise the existing surface water drainage system, it is recommended that full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should b completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

Property Flood Resilience

The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Drainage Infrastructure Maintenance

The LLFA advises that it is the applicant's responsibility to ensure that the design, construction, and ongoing maintenance of all proposed drainage infrastructure fully comply with the requirements of the Construction (Design and Management) Regulations 2015 (as amended).

Site Security

It is recommended in the general interest of discouraging anti-social and criminal behaviour that the access gate off of Woollam Place is closed at night in order to prevent access to the private road that serves the application site.

Network Rail

The applicant is to submit details to InterfaceManagementTeam@networkrail.co.uk before commenci
any works and receive agreement for the works from this team.

Highway Hoarding

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

Pedestrian and 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.

Mining
Please see information relating to mining in Appendix A.

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 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