

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:

Retention of a two-storey rear extension to provide additional floorspace to the ground-floor commercial unit (Use Class E(b)) and first-floor residential accommodation (Use Class C3) and elevational alterations to the front including formation of front entrance to first-floor residential accommodation, insertion of roof windows and the installation of two flues to the rear elevation

Location:

57 Kenyon Lane Manchester M40 9JG

Application reference:

144649/FO/2025

Applicant:

JB Property Rent and Maintenance

Date of application:

29 December 2025

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 negotiation regarding the proposed layout and detail of the submitted drawings. The development is acceptable subject to its implementation in accordance with the approved drawings and related conditions.

Condition(s) attached to this decision

- 1) Within six months of the date of the planning permission hereby granted, written confirmation of the implementation and completion of all works detailed on the approved drawings relating to 57 Kenyon Lane shall be submitted to the City Council as local planning authority.

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 received by the City Council as local planning authority on 14 August 2026:

Proposed ground and first floor plans Ref: S06 Rev A

Proposed roof plan Ref:S07

Proposed elevation (front and rear) Ref: S08 Rev A

Proposed side elevation Ref: S09

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) The development shall be maintained in accordance with the following material specifications as confirmed in an email from Intellect Construction dated 20 May 2026:

- i. Lagan flat concrete roof tiles in anthracite grey;
- ii. Brick finish – Victorian red sanded blend brick slips.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 4) The development hereby approved relates to the use of 57 Kenyon Lane Manchester as a ground floor restaurant (Class Eb) unit and one self-contained, two bedroom, three person apartment (Class C3).

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

- 5) a) Within three months of the date of the planning permission hereby granted, a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the City Council as local planning authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme and to an agreed timescale.

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 work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures 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 secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan and policy JP-P6 of the Sustainable Joint Development Plan Document - Places for Everyone.

- 6) a) Prior to the installation of any external plant and equipment required as part of the authorised development, either a scheme that demonstrates that the plant and 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 the plant and equipment 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 the plant and equipment, 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 and equipment achieve a rating level of 5dB (LAeq) below the typical background (LA90) level 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 operation of the plant and equipment 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 for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

- 7) Within three months of the date of the planning permission hereby granted (and notwithstanding the detail of the approved drawings), a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented to and agreed timescale and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with for the City of Manchester and policies SP1 and DM1 of the Core Strategy of the City of Manchester, saved policy DC10 of the Unitary Development Plan and policies JP-P1, JP-P6 and JP-S1 of Places for Everyone Joint Development Plan document.

- 8) Within three months of the date of the planning permission hereby granted, a detailed scheme for the storage bins for the storage of waste and recycling, including bin capacities for the respective apartment (Class C3) and the ground floor Class Eb unit and ventilation arrangements, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented to an agreed timescale and retained in situ thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Joint Development Plan Document - Places for Everyone.

- 9) Notwithstanding the detail of the approved drawings the planning permission hereby granted does not confer consent for the display of advertisements.

Reason – For the avoidance of doubt and in the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

- 10) Notwithstanding the detail of the approved drawings the planning permission hereby granted does not confer consent for the installation of roller shutters to the shopfront to the Kenyon Lane elevation.

Reason – For the avoidance of doubt and in the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

- 11) The authorised ground floor restaurant (Class Eb) units shall not be open outside the following hours:

Monday to Friday: 4.00 pm to 10.00 pm

Saturday: 2.00 pm to 10.00 pm

Sunday: 4.00 pm to 9.00 pm.

Reason - In interests of residential amenity and to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone Joint Development Plan document.

- 12) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday: 7.30 am to 8.00 pm

Sunday and Bank Holidays - No deliveries / waste collections.

Reason - To protect the amenity of local residents and to accord with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

- 13) The section of the window to the first floor of the rear elevation of the development hereby approved shall be obscure glazed as indicated on the approve drawing and to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

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

- 14) Within 3 months of the development hereby approved, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing security and crime reduction measures. The scheme shall include details of new locks, fixtures, fitting, doors, windows, frames and glazing meets with confirmation that Secured by Design standards would be attained. The development shall be implemented to an agreed timescale and maintained in situ 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, policies JP-P1 and JP-P6 of Places for Everyone Joint Development Plan document and the guidance within 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

Guidance

Guidance for developers can accessed via the following link:

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

Mining

Please see information relating to mining in Appendix A.

Date: 19 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 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