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 external seating area with associated barriers.

**Location:**

Land in front of Unit B 1 The Glassworks Back Turner Street Manchester M4 1FR

**Application reference:**

PLA-2026-000663

**Applicant:**

Dr Anass Nuur Ali

**Date of application:**

26 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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

## 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 following plans and documents received by Manchester City Council as Local Planning Authority:

   Plans

- The Site Plan drawing

Received on 24/06/2026

- the ‘KAWAA OUTDOOR SEATING PLANS’ drawing dated 28/07/2026

Received on 03/08/2026

Documents

- Covering Letter dated 11th June 2026 prepared by ADAMS Planning + Development

- Appendix A – Table & Chair Specifications

Received on 11/06/2026

- Outdoor Seating Area - Management Statement

Received on 03/08/2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat2, JP-C5, JP-C6, JP-C8, JP-S1, JP-J1, JP-P1, and JP-P2; Policies SP1, EC1, CC1, CC7, CC9, CC10, T1, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC10, DC18, DC19, DC22, and DC26; as well as Sections 6, 8, 9, 12 and 16 of the NPPF.

3)

The tables, chairs, and removable barriers shall match the details of the materials and products as specified in the following plans and documents:

- Covering Letter dated 11th June 2026 prepared by ADAMS Planning + Development

- Appendix A – Table & Chair Specifications

Received on 11/06/2026

- the 'KAWAA OUTDOOR SEATING PLANS' drawing dated 28/07/2026

- Outdoor Seating Area - Management Statement

Received on 03/08/2026

Reason: In the interests of visual amenity and to control the visual impact on the settings of listed buildings in the vicinity as well as that of the Smithfield Conservation Area. Pursuant to Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC18 and DC19; Sections 12 and 16 of the NPPF; as well as Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

4) The external seating area hereby approved shall not be operated outside the following hours:

Mondays to Sundays:

8:00am – 11:00pm

Amplified sounds including amplified music shall not be played within this area at any time, in accordance with the approved details of the Outdoor Seating Area - Management Statement received by the City Council as Local Planning Authority on 03/08/2026.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policies DC10 and DC26.

5) Management of the external seating area, including any crime prevention measures, shall be carried out in accordance with the approved details of the Outdoor Seating Area - Management Statement and the 'KAWAA OUTDOOR SEATING PLANS' drawing dated 28/07/2026 both received by the City Council as Local Planning Authority on 03/08/2026.

In accordance with these details, any tables, chairs, and removable barriers shall be stored within the premises outside of the hours of operation detailed in Condition 3 above.

Reason - In interests of orderly management of the external seating area, crime prevention and to prevent public loitering outside the hours of operation all in order to reduce public disturbance. Pursuant to Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Sections 8 and 12 of the NPPF with respect to security.

## 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 Licensing**

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

**Premises Licensing**

The granting of this planning permission does not confer other permissions, consents, or licensing permits. The applicant is advised to discuss any pavement licensing matters with Pavement Licensing Team at premises.licensing@manchester.gov.uk.

**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 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*