From: Jon-Connor Lyons [redacted]
Sent: 08 August 2026 09:59
To: Lucy Harrison [redacted]
Cc: Julie Roscoe [redacted]
Subject: Fw: Planning application to allow KFC at 79 Piccadilly to open until 5am

Hi Lucy,

Hope you're well?

I've received a fairly detailed objection from a resident regarding the application to extend KFC's operating hours at 83 Piccadilly until 5am. Please see the email below.

They've raised a number of concerns around residential amenity, particularly late-night noise and disturbance, customers congregating outside, deliveries and servicing, odour, and the potential for increased anti-social behaviour. They've also raised concerns about the existing operation of the premises and the reasons why restrictions on operating hours were imposed originally.

I'd be grateful if you could ensure these objections are considered as part of the assessment of the application, particularly given the residential accommodation immediately above the premises.

Could I also ask for some clarification on where the line sits between Planning and Licensing in this case? Are all of these matters capable of being considered through the planning application, or would some fall more appropriately within the licensing regime? If the proposed extension to 5am requires a licensing variation as well, would that therefore need to be considered separately through the Licensing Committee/sub-committee process?

Thank you,

Kindest Regards
Cllr Jon-Connor Lyons
Labour Councillor for Piccadilly Ward

MANCHESTER CITY COUNCIL

From: [redacted]
Sent: Friday, August 7, 2026 9:10 AM
To: Jon-Connor Lyons [redacted] Ross Steven [redacted] Sam Wheeler [redacted]
Subject: Planning application to allow KFC at 79 Piccadilly to open until 5am

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Dear Councillors

I need to ask for your help with planning application reference PLA-2026-001179. Though the letter from the planning department also includes a reference 104548/FO/2013/C2.

I've filed this objection on the website, but I know my neighbours have also filed objections and the website says that no comments have been received. I have little confidence that the administration of the planning consultation system works effectively and so I wanted to send this to you directly. I can assure you that my objections below are universally shared by all the residents of this building.

This is quite long, as I wanted to be sure that my neighbour's objections had also been recorded (given the message on the website that no comments had been received). The summary tells you all that you need to know.

I'd be very grateful if you could please support our objection. We were already seriously considering challenging their existing licence due to their terrible lack of concern for impact on residents and local community, so we are a bit aghast at them filing an application to be open almost around the clock!

I'd be grateful for your thoughts.

Regards

[redacted]

Like just about all of my neighbours in this building, I strongly object to the application seeking to vary Condition 3 and extend the operating hours of KFC at 83 Piccadilly until 05:00 every day.

The summary of my objections is that:
1. KFC are already operating using a change of use permission granted to a significantly less troublesome food retailer (Wok & Go). The previous retailer to whom the permission was granted made a meaningful attempt to mitigate their adverse impact on the local community. KFC makes no meaningful attempt at this. They are already abusing the permission as granted and they treat residents with contempt.
2. KFC already creates major disturbance to residents of this mixed-use building with antisocial behaviour, smells, deliveries blocking the back street, which in turn causes us to have persistent problems with Biffa not emptying our bins because they can't access the bin room.
3. KFC have already persistently failed to respond to our complaints about smells, street blockages and street mess to make any meaningful attempts to mitigate the adverse impacts on residents and the wider local community. Their persistent pattern of behaviour has shown that their promises to mitigate adverse impacts are not to be taken at all seriously. They