MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 57

Suffix:

Property Name:

Address Line 1: Kenyon Lane

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M40 9JG

Description of site location must be completed if postcode is not known:

Easting (x): 387073

Northing (y): 401768

Description:

Applicant Details

Name/Company

Title

First name

Surname

JB Property Rent and Maintenance

Company Name

Address

Address line 1

57 Kenyon Lane

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

GB

Postcode

M40 9JG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr.

First name

Janaka

Surname

Solanga

Company Name

Intellect Civil and Construction Limited

Address

Address line 1

30

Address line 2

Mountside

Address line 3

Town/City

Stanmore

County

Country

United Kingdom

Postcode

HA7 2DP

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Retention of a two-story rear extension to provide additional floor space 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.

Reference number

144649/FO/2025

Date of decision (date must be pre-application submission)

19/08/2026

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 7 – extraction
Condition 8 – waste storage

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

01/10/2025

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

01/12/2025

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 7 (Fume, Vapour, and Odour Extraction):

Fume and Odour Extraction Scheme Report (prepared by Intellect Civil & Construction Ltd, Ref: 57KL C7 01) detailing the capture canopy, grease separation, fine pre-filtration, odour treatment, and discharge arrangements.
Manufacturer equipment specification for the extract fan: Helios GigaBox GBD 630/4 T120 Centrifugal Fan.
Manufacturer equipment specification for the odour treatment: CK Direct Type 8 Activated Carbon Filters.
Noise Impact Assessment (prepared by Murray Acoustics Ltd, Ref: 21229-RP-NIA-01) evaluating the kitchen extract noise and required silencer attenuation.

Condition 8 (Waste and Recycling Storage):
Waste and Recycling Storage Scheme Report (prepared by Intellect Civil & Construction Ltd, Ref: 57KL C8 01) detailing the separate residential and commercial bin capacities, ventilation, and daily management.
Supporting Drawings:

Drawing Package (prepared by Intellect Civil & Construction Ltd, RV-7) including Proposed Ground and First Floor Plans (Drawing S06 Rev A) and Proposed Elevations (Drawing S08 Rev A) showing the layout of the waste stores and the location of the extract flue.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Janaka Solanga

Date

06/10/2026