MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 4 (Extraction flue - fumes) attached to Planning Permission 144368/FO/2025.

Location:

453 Wilmslow Road Manchester M20 4AN

Application reference:

OTH-2026-001448

Applicant:

Mr Ahmed Ali ANK MOR Ltd

Date of application:

25 August 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Refusal

The following information has been submitted in respect of condition 4 (extraction flue – fumes) attached to planning permission 144368/FO/2025:

• ‘Application for Approval of Details Reserved by Condition’, numbered ‘PP-15082397’, received by the City Council as Local Planning Authority on 25 August 2026.

• ‘Odour Control Report’, received by the City Council as Local Planning Authority on 25 August 2026.

The above information has been assessed and is considered insufficient to discharge this condition. In assessing the submission, Environmental Health advised:

“The odour report submitted with the application suggests that the food being prepared at the premises will be Turkish but has categorised the odour risk as high. However, Turkish cuisine falls within the ‘very high’ odour risk category due to the nature of food preparation. Whilst the report acknowledges that a very high level of odour mitigation is required and proposes two possible mitigation options, the applicant must confirm whether food preparation at the premises will involve charcoal or other solid fuel cooking methods and identify which of the proposed odour control systems is to be installed. The applicant must also submit a plan drawing showing the layout of the extraction system, including the location of fans, filters, silencers and associated equipment, together with technical data sheets for the proposed filters, including dwell times for each filtration stage. In addition, a cleaning and maintenance schedule for the extraction system must be provided.”

Accordingly, the following information remains outstanding:

• Confirmation as to whether charcoal and/or other solid fuel cooking methods will be used at the premises.

• Confirmation of which proposed odour control system is to be installed.

• A detailed plan drawing showing the layout of the extraction and filtration system, including the location of fans, filters, silencers and associated equipment.

• Technical data sheets for all proposed filtration and odour control equipment, including dwell times for each filtration stage.

• Details of the proposed cleaning and maintenance schedule for the extraction and filtration system.

Condition 4 attached to planning permission 144368/FO/2025 is therefore not formally discharged.

Date: 12 October 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 decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 the application to approve detail reserved by condition, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   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.

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.