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:

Change of use from Use Class E(a) to Sui Generis (bar) use including external alterations including shopfront alterations, replacement louvres and installation of fume, ventilation and air conditioning equipment.

Location:

200-204 Deansgate Manchester M3 3NN

Application reference:

PLA-2026-000944

Applicant:

Mr K Dehdashti Little Door & CO

Date of application:

02 September 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 three years beginning with the date of this permission.

   Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2) Proposed Details - Kitchen SectionThe development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 7 July 2026:

   • Location Plan 8621 / 01 / LBP

   • Proposed GA Plan - Ground & Basement 8621 / 01 / 201 / B

• Proposed Internal Elevations - Sheet 1 8621 / 01 / 220

• Proposed Internal Elevations - Sheet 2 8621 / 01 / 221

• Proposed Internal Elevations - Sheet 3 8621 / 01 / 222

• Proposed Internal Elevations - Sheet 4 8621 / 01 / 223 / B

• Proposed Internal Elevations - Stair 8621 / 01 / 224

• Proposed Internal Elevations - Female WC 8621 / 01 / 225

• Proposed Internal Elevations - Male WC 8621 / 01 / 226

• Proposed Elevation - DDA WC 8621 / 01 / 227

• Proposed Front External Elevations 8621 / 01 / 240 / B

• Proposed Rear External Elevations 8621 / 01 / 241

• Proposed Reflective Ceiling Plans 8621 / 01 / 301 / C

• Proposed Small Power 8621 / 01 / 701 / B

• Proposed Demolitions Plan 8621 / 01 / 810

• Proposed Detail - Louvre Screens 8621 / 01 / 901 / A

• Proposed Detail - Staircase 8621 / 01 / 902

• Proposed Detail - Bar 8621 / 01 / 903 / A

• Proposed detail - kitchen bar 8621 / 01 / 904

• Proposed Detail - Fixed Seating - Karaoke 8621 / 01 / 905 / A

• Proposed Detail - Basement Fire Place 8621 / 01 / 906

• Proposed Detail - Ground Fl Fire Place 8621 / 01 / 907 / A

• Proposed Detail - Karaoke Bathroom 8621 / 01 / 908

• Proposed Detail - DJ Booth 8621 / 01 / 909

• Proposed Detail - Bench Seating 8621 / 01 / 910 / B

• Proposed Detail - Nintendo Room Shelving 8621 / 01 / 911 / B

• Proposed Detail - Nintendo Entrance Curtain 8621 / 01 / 912 / B

• Proposed Standard Wall half height tiling - proposed detail 8621 / 01 / 913

• Proposed Standard Wall Detail - Full Height Tiling 8621 / 01 / 914

• Proposed Standard Wall Detail - Full Height Paint 8621 / 01 / 915

• Proposed Details - Sections 8621 / 01 / 916

• Proposed Details - Kitchen Section 8621 / 01 / 917

• Proposed Ground Floor HVAC L2811SK01

• Proposed Basement HVAC L2811SK02

• Operation Statement

• Crime Impact Statement

• M&E Statement

Received by Manchester City Council as the Local Planning Authority on 20 August 2026:

• Condensing Units Layout P03

• Kitchen Ventilation Report

Received by Manchester City Council as the Local Planning Authority on 24 August 2026:

• Proposed Roof Plan with Roof Plant P04

Received by Manchester City Council as the Local Planning Authority on 13 October 2026:

• Proposed Wall Finishes Plan 8621 / 01 / 820 / C

• Noise impact assessment

• Noise transfer Noe Rev A

• Waste Collection

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 and saved policies DC18 and DC19.

3) Notwithstanding the details as set out in condition 2 above, no external works shall commence until samples of all materials to be used in the construction of the external surfaces of the development hereby approved, have been submitted to and been approved in writing by the City Council as Local Planning Authority.

The development shall then be carried out in accordance with the approved samples.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and the NPPF.

4) Notwithstanding the details as set out in condition 2 above, prior to the installation of the louvres on the Little Quay Street elevation, a full-sized sample panel of the decorative louvres shall be submitted to and be approved in writing by the City Council as Local Planning Authority.

The decorative louvres shall then be implemented as a part of the development in accordance with the approved samples.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and the NPPF.

5) The development shall be carried out in accordance with the Crime Impact Statement, received by Manchester City Council as the Local Planning Authority on 7 July 2026.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and to reflect the guidance contained in the revised National Planning Policy Framework (2019).

6) Prior to the commencement of the use hereby approved, an Event Management Plan, shall be submitted in writing to and be approved in writing by the City Council as Local Planning Authority.

For the avoidance of doubt, this event management plan shall include the following details:

- Dispersal policy of how marshals/security personal will disperse patrons from the site during closing hours
- How sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site
- Pick up and drop off arrangements that will be made from patrons with accessiblity requiremenets

The approved Event Management Plan shall be adopted prior to the commencement of the use and shall be maintained and reviewed whilst the use is in operation.

Reason - To ensure that pedestrians are well managed, in the interests of highway and pedestrian safety, and residential amenity, pursuant to policies DM1 and T2 of Manchester's Core Strategy.

7) a) Prior to the commencement of the use hereby approved, a scheme for the storage and disposal of refuse shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

For the avoidance of doubt, this will include confirmation as to how waste is stored in the basement until the waste is brought up to the main ground floor waste storage area, a revised waste proforma, and details of mechanical ventilation for the any refuse areas mentioned.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

8) Prior to the occupation of the development, full and final details of any secure and sheltered cycle parking provision that can be made available within the curtilage of the site for the accommodation of staff/ visitor cycles, shall be submitted in writing to and be approved in writing by the City Council and Local Planning Authority. If cycle parking cannot be provided, sufficient explanation must be provided in order to discharge this condition.

Any approved measures shall then be implemented as a part of the development and shall thereafter be retained and maintained in situ for as long as use hereby approved remains in operation.

Reason - To ensure there is sufficient cycles provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

9) a) Notwithstanding the details of condition 2 above, prior to the first use of the development, a noise impact assessment of the premises and a scheme of acoustic treatment shall be submitted to for approval by the City Council as Local Planning Authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

For the avoidance of doubt, this must include the following amendments to the submitted ACL noise assessment reference 12007/OP dated May 2026:

- The baseline noise survey was undertaken between 22:00 and 23:45 on a single evening and does not appear to capture conditions during the nighttime hours post 23:00 to reflect the later operational hours of the venue, particularly between 00:00 and 03:00 when background sound levels are likely to be lower. The noise survey will need to be updated to include the later hours of proposed operation.
- The noise transfer assessment relies upon assumed wall, floor and ceiling constructions and noise data derived from a "similar speakeasy style bar" rather than measured sound insulation performance of the existing building fabric. The assessment regarding noise transfer to adjoining occupiers are based on assumptions rather than a specific sound insulation test to confirm

the performance of the separating floor between the proposed use and the office space above.

- The assessment does not appear to have considered the full nature of the proposed use. The submitted assessment is based upon noise levels associated with a typical speakeasy-style bar; however, the proposed development includes a DJ booth and karaoke use. These activities have not been assessed but have the potential to generate significantly higher internal noise levels, elevated low-frequency noise and greater breakout noise than a conventional bar environment as assessed. No assessment has been provided to demonstrate the likely impact of amplified music, karaoke activities, DJ performances or associated low-frequency noise transmission to neighbouring commercial premises and the offices above or breakout to the wider environment which will be required.
- A noise breakout assessment from the building envelope is required, including when doors are open for access and egress and also based on the actual typical noise levels from the premises.
- Confirmation on the maximum internal noise levels providing once the above points have been included in the assessment and details of how the noise levels will be set, controlled and made tamperproof (once the internal levels have been recommended and agreed).

The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise impact assessment, and the measures shall remain in-situ for the duration of the development.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to for approval by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise impact assessment.

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 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 and saved policy DC26 of the UDP.

10) Following the discharge of condition 9 above and prior to the commencement of the use hereby agreed, confirmation of the operating hours of the use shall be submitted in writing to and be agreed in writing by the City Council as Local Planning Authority. The hours proposed cannot be formally agreed until the noise assessment is agreed.

The premises shall then not be open outside the agreed upon hours.

Reason - In interests of residential amenity in order 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.

11) a) Prior to the installation of the rooftop plant units and prior to the installation of the decorative louvres on the Little Quay Street elevation hereby approved, either a scheme that demonstrates that any plant, equipment and servicing will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the plant, equipment and servicing so as 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.

For the avoidance of doubt, this must include the following points to be addressed:

- The proposed mitigation / silencer specification and performance will need to be reviewed and likely revised in order for the plant to meet the criteria at the neighbouring premiss as the selected plant is particularly noisy. It may also require a difference plant selection for quieter models.
- The plant assessment will also need to be revised and rating provided once the background noise survey has been completed to confirm the LA90 during the later hours and night time operation of the premises.
- We will need full plant rating calculations providing and also a plant rating table to include any reductions used for screening, distance, mitigation / silencers etc.

b) Prior to the first operation of the plant, equipment and servicing, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the plant, equipment and servicing 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 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, equipment and servicing 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 and saved policy DC26 of the UDP.

12) a) Prior to first use of the development hereby approved 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 before the use commences and shall remain operational thereafter.

b) Prior to the first use of the development hereby approved, confirmation shall be submitted for the approval of the City Council as Local Planning Authority that the approved scheme has been implemented.

c) In the event of non-conformity with the details approved in part a of this condition, 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 the use can commence.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

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

- 07:30 to 20:00, Monday to Saturday
- 10:00 to 18:00, Sundays and Bank Holidays

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

14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a Sui Generis bar use, and for no other purposes of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any

provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of amenity and in compliance with DM1 of the Manchester Core Strategy, DC26 of the UDP, and 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

Existing Surface Water Drainage System

If the applicant proposes to re-use the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

Surface Water Flood Risk

The highway/footpath extents surrounding the property are shown to be at medium to high risk of surface water flooding.

The applicant is therefore advised to consider the potential impacts of surface water flooding on the operation of the premises, including:

- A proportionate Flood Emergency Plan, including safe access to and from the site during flood events;
- Business continuity measures and emergency procedures;

- The protection of customers, staff, stock and equipment from flooding;
- Consideration of property flood resilience measures.

Highway Licensing

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

Temporary traffic and pedestrian management

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Mining

Please see information relating to mining in Appendix A.

Date: 28 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 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