

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131932/FO/2021

Date registered valid: 29 December 2021

Proposal: Erection of a single storey rear extension in connection with the partial change of use of building to form a restaurant (Class E(B)) and reconfiguration of service yard to form 6 car parking spaces

Address: Unit 7 City Course Trading Estate, Whitworth Street, Manchester, M11 2DW

Ward(s): Clayton & Openshaw Ward

Applicant: Mr M El-Ammar El-Ammar Bakery Ltd Unit 7 Whitworth Street, City Course Trading Estate, Manchester, M11 2DW

Agent (if any): Mr A El-Ammar 27 Hawthorn Drive, Glossop, SK13 7DB

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 22 February 2022

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 19 January 2022

Standard consultations:

Printed: 13 January 2022 Expired: 3 February 2022

Neighbour notifications

Printed: 13 January 2022 Expired: 3 February 2022

Site notice

Posted: Expired:

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Withdrawn by email from agent dated 22 February 2022.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Greater Manchester Ecology Unit

Unit 4, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW
Unit 7, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW
Unit 5, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW
Unit 3, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW
705 Ashton Old Road, Manchester, M11 2HD
707 Ashton Old Road, Manchester, M11 2HD
709 Ashton Old Road, Manchester, M11 2HD
711 Ashton Old Road, Manchester, M11 2HD
Mantec Engineering, Ashton Old Road, Manchester, M11 1ZZ
City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW

4 Clayton Lane South, Manchester, M11 2WD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH2