

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142240/FO/2025
Date registered valid: 24 February 2025
Proposal: Installation of metal glazed doors and windows beneath the existing canopy
Address: 20-30 Bury Old Road, Manchester, M8 5BN
Ward(s): Crumpsall Ward

Applicant: Mr Hassan, Super Sklep Ltd
Agent (if any): Mr Tanveer Mohammed, TMA
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 14 August 2025

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit: 24 March 2025

Standard consultations:

Printed: 25 March 2025 Expired: 8 April 2025

Neighbour notifications

Printed: 11 June 2025 Expired: 25 June 2025

Site notice

No site notice has been produced

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

Description of site / building / area

The site is situated on the corner of Crescent Road and Bury Old Road which lies within the district centre of Cheetham Hill - a bustling hub dominated by various commercial uses, including retail, food and drink, office uses.



(Site visit, 24.03.2025)



The host building is presently occupied by a retail food store (Istanbul Supermarket). The building is predominantly of masonry construction. To the rear is a service yard. The premises incorporates a shopfront to Bury Old Road and feature an overhang roof canopy that wraps around the front entrance.

The application site is situated along the eastern side of where Cheetham Hill Road and Bury Old Road merge - along the (A665), a main north/south radial route which links north Manchester with the city centre.

Site History

- 046217/AO/NORTH1/94 - A) 4x Illuminated fascia name signs B) Illuminated double sided projecting box sign, APPROVED 10/1994.
- 046216/FO/NORTH1/94 - Division of existing building into two separate units including new shop front and installation of roof mounted plant for air conditioning, APPROVED 10/1994.
- 029967 - Alterations to shopfront and canopy, APPROVED 10/1987.
- 029977 - A,B,C) Illuminated individual letter name and logo signs, APPROVED 10/1987.
- F/AD03501 - Erection of three 4 sheet advertisement boards on Tyson Street elevation of Supermarket, APPROVED 11/1981.
- F/AD02561 - A) Non-illuminated free standing single-sided direction signs, on Crescent Road and Arlington Street corner elevations of car park adjoining supermarket. B) Non-illuminated free standing single-sided direction signs, on Crescent Road and Arlington Street, APPROVED 07/1980.
- F/AD02369 - A) Illuminated name sign on Bury Old Road elevation. B) Illuminated entrance sign on Bury Old Road elevation. C) Illuminated name sign on Crescent Road elevation. D) Illuminated name sign on carpark elevation. E) Illuminated entrance sign on car park elevation, APPROVED 01/1980.
- F10721 - Installation of new shop fronts to Supermarket, APPROVED 05/1979.

- F09561 - Erection of a Supermarket and associated car park, with bridge link to existing Phase 1 shopping development to the North of Tyson Street, APPROVED 01/1979.

Description of development

Consent is sought for the installation of metal glazed doors and windows beneath the existing canopy at no 20-30 Bury Old Road.

Clarification in relating to site address has been subsequently provided by the planning agent, (correspondence, dated 06/03/2025).

Following negotiations, the initially submitted plan has been revised in the interest of design and highway safety and revised plans subsequently submitted, (dated, 16/07/2025, Drawing number: 029_12, Rev C). The revised scheme proposes a stallriser shop front design, rather than continuing the glazing to the ground. Additionally, further to Highways Services comments, the revised plan indicates that 4.1m of footway is to be retained on Cheetham Hill Road and also demonstrates that 3.0m of footway width is to be retained to the northwest corner of the proposal, which is deemed to be acceptable in principle from a Highways perspective.

In terms of the submitted plan, it is intended to utilise the existing overhang roof canopy which wraps round the existing front entrance and in-part along the Crescent Road elevation and introduce a stallriser shop front design which would incorporate elements of a brick façade, whilst incorporating metal frame doors and glazing fitted beneath. The proposal would measure approximately 14,804mm wide x 2986mm high (Bury Old Road elevation) and 2577mm wide x 2910mm high (Crescent Road elevation). The proposed external facing materials would incorporate a glazing, metal frame doors and windows, powder coated grey, flanked by elements of brick façade.

Consultations & Notification Responses

1. Neighbours

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received on this occasion.

2. Environmental Health

Having considered the application, Environmental Health officers recommend that the following conditions are attached to any approval:

CONSTRUCTION HOURS

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

3. Highways Services

Highways Officers initial comments are outlined below:

It appears that the proposed glazed door and window fall within the red-line site boundary and not on the adopted Highway - Confirmation is required.

Highways have concerns regarding the removal of pedestrian provision in the immediate vicinity of the site given its district centre location.

Confirmation is sought on the retained footway width adjacent to the site on Cheetham Hill Road and Crescent Road given that there is existing street furniture opposite to the site including trees, pedestrian crossing facility and road signs. This should be demonstrated on updated dimensioned plan.

Further to Highways Services initial comments and following negotiations, revised plans were subsequently submitted, (dated, 16/07/2025, Drawing number: 029_12, Rev C). Highways Officers further comments are outlined as follows:

Drawing No. 029_12 Rev C indicates that 4.1m of footway is to be retained on Cheetham Hill Road.

The Plan demonstrates that 3.0m of footway width is to be retained to the northwest corner of the proposal. This is deemed to be acceptable in principle from a Highways perspective.

Detail is sought on proposed installation arrangements from a highway's perspective.

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

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

4. Salford City Council

In summary, Salford City Council do not raise objections to the proposed scheme but would ask due consideration is given to the appeals decisions highlighted in their comments for broad context.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (December 2024)

Paragraph 141 of the NPPF states that “the quality and character of places can suffer when advertisements are poorly sited and designed” , thereby highlighting the need for quality control in the design and decision making related to signage and shopfronts. Of relevance are:

- Chapter 7 – Ensuring the Vitality of Town Centres
- Chapter 12 – Achieving Well-Designed Places

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policies are considered to be relevant:

- JP-P1 - Sustainable Places
- JP-S1 – Sustainable Development

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)

4. Saved Unitary Development Plan Policies - The UDP has been superseded by the Core Strategy Development Plan, of relevance are the following saved policies:

- Saved Policy DC14.1 - Shop Fronts & Related Signs
- Saved Policy E3.3 - refers to the Council looking to upgrade the appearance of the city's major radial routes.

5. Manchester City Council - Shopfront and Signage Guidance

This document sets out the Council's best practice for shopfront and signage across the city in order to promote positive change in the context of its urban environment and builds upon and provides more detailed advice and guidance on Development Plan policies. Shopfronts throughout the city have a significant impact on the retail and visitor experience and the character the environment. High-quality and well-considered shopfronts and advertisements should therefore be an aspiration for all involved in the commission, design and installation of shopfronts. The document is intended as a guide for all parties involved in the design and implementation of works to shopfronts cross the city.

ISSUES

In the case of this application, further to Highways Services comments and following negotiations, the initially submitted plan has been revised in the interest of design and highway safety and revised plans subsequently submitted, (dated, 16/07/2025, Drawing number: 029_12, Rev C).

Principle

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions be made in accordance with the development plan, unless material considerations indicate otherwise. In the case of this application, the principle of the proposed works shown on the revised plan, (dated, 16/07/2025, Drawing number: 029_12, Rev C) is commensurate with the nature of the use of the property and would not be out of character within Cheetham Hill District Centre, and therefore, the proposed development is considered acceptable within this context. Notwithstanding this, consideration must be given to the design and the impact upon visual amenity.

Design and the Impact to Visual Amenity

Impact of works (Installation of metal glazed doors and windows beneath the existing canopy) – The property is located within Cheetham District Centre, which is a commercial area characterised by a wide range of buildings and architectural styles, which incorporate high levels of commercial signage. The street scene has a vibrant character.

There are numerous buildings within the street scene which incorporate large expanses of glazing. The proposed shopfront has a well-defined frame with pilasters and stallriser. These provide visual enclosure and separation from neighbouring premises. It is considered that the proposed shop front design is appropriate in the context of the established commercial unit within the street scene.

The appearance in terms of height and scale would be broadly consistent with the existing shop fronts and would therefore not adversely affect the setting or appearance of the property within the district centre. In regard to the design and appearance, the development would be broadly

in keeping with its surroundings and it is intended to use matching materials comprising of glazing, metal frame doors and windows, powder coated grey, and brickwork which is considered to be acceptable. However, it is recommended that a condition is attached to any approval to require the submission of samples of the proposed brickwork, to ensure the colouration would not adversely impact the character and appearance of the property; pursuant to Policy E3.3 of The Manchester Plan: The Unitary Development Plan for the City of Manchester (July 1995) and Policies DM1, EN1 and SP1 of Manchester's Local Development Framework: Core Strategy Development Plan Document (July 2012). These policies collectively, and amongst other matters, require that development makes a positive contribution to its surroundings, is appropriate with regard to siting, form, materials and detail and protects the appearance of key transport routes. It also complies with the design and appearance aims of the National Planning Policy Framework (the Framework), including chapters 7 and 12.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development, (dated, 16/07/2025, Drawing number: 029_12, Rev C), responds positively to The National Planning Policy Framework (2024) chapters 7 and 12; policies SP1, EN1, DM1 of The Manchester Core Strategy Development Plan Document (2012); saved policy E3.3, DC14.1 of the UDP, and Manchester City Council - Shopfront and Signage Guidance and no comments or objections have been received from local residents in response to this application.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, following negotiations, the initially submitted plan has been revised in the interest of design and highway safety and revised plans subsequently submitted, (dated, 16/07/2025, Drawing number: 029_12, Rev C). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Application for planning permission forms, received by the City Council as Local Planning Authority on 24 February 2025.
- Location Plan with application site edged in red, Drawing no. 029_01, Rev. A, received by the City Council as Local Planning Authority on 14 April 2025.
- Design & Access Statement, received by the City Council as Local Planning Authority on 24 February 2025.
- Existing and Proposed Plans and Elevations, Drawing no. 029_12, Rev C, received by the City Council as Local Planning Authority on 16 July 2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to The National Planning Policy Framework (2024) chapter 12; policies SP1, EN1 and DM1 of The Manchester Core Strategy Development Plan Document (2012); saved policy E3.3,

DC14.1 of the UDP (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007).

3) The materials to be used for the development hereby approved shall be implemented in accordance with the approved plans, as stated on the submitted information. Prior to above ground works, samples and specifications of the brickwork to be used on all external elevations, shall be submitted to and approved in writing by the City Council as local planning authority . The development shall be carried out in accordance with the agreed details.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the elevational alteration, pursuant to The National Planning Policy Framework (2024) chapter 12; policies SP1, EN1 and DM1 of The Manchester Core Strategy Development Plan Document (2012); saved policy E3.3, DC14.1 of the UDP (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007).

4) The area of private forecourt to be enclosed by the proposed works hereby approved, shall only be used in conjunction with the adjacent retail food store, and shall not be used as a separate retail unit.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

Informatives

1. 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

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

Detail is sought on proposed installation arrangements from a highway's perspective.

2. Construction works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Salford City Council
Environmental Health
Highway Services
Salford City Council

Printers, Back St Marks Lane, Manchester, M8 4FW
First Floor, 597 Cheetham Hill Road, Manchester, M8 5EJ
Basement, 597 Cheetham Hill Road, Manchester, M8 5EJ
United Garage, St Mark's Lane, Manchester, M7 4FE
Iceland Frozen Foods, 22 Bury Old Road, Manchester, M8 5BN
Rear Of, 595 Cheetham Hill Road, Manchester, M8 5EJ
599 Cheetham Hill Road, Manchester, M8 5EJ
593 Cheetham Hill Road, Manchester, M8 5EJ
597 Cheetham Hill Road, Manchester, M8 5EJ
595 Cheetham Hill Road, Manchester, M8 5EJ
18 Bury Old Road, Manchester, M8 9JN

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA