

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143015/FO/2025

Date registered valid: 14 July 2025

Proposal: Change of use of restaurant (use class E) to public house (sui generis), associated external alterations including removal of existing pergola structure from front elevation, installation of lighting, awnings, and planters, and provision of external seating areas.

Address: 700 Wilmslow Road, Manchester, M20 2DN

Ward(s): Didsbury West Ward

Applicant: Mr John Kennedy, Kennedy's Didsbury Ltd

Agent (if any): Mr Ralph Taylor, Paul Butler Associates

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **26 August 2025**

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 10 June 2025

Standard consultations:

Printed: 22 July 2025 Expired: 12 August 2025

Neighbour notifications

Printed: 22 July 2025 Expired: 12 August 2025

Site notice

Posted: 18 June 2025 Expired: 9 July 2025

Press advert

Published: 17 June 2025 Expired: 8 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: No

The application site relates to 700 Wilmslow Road within the Didsbury West ward of south Manchester.

The application site is a part 3, part 2-storey Victorian building standing on a prominent corner of Wilmslow Road and Barlow Moor Road. It is also central to the Didsbury Village district centre at a busy traffic junction.

It has a large footprint and presence in the street scene, being the largest building within the street scene, and although not listed, has value as a non-designated heritage asset of medium significance.

Within the rear courtyard is a separate coach house and enclosed beer garden.

The building has red brick elevations above first floor level and at the time of the site visit white painted brickwork at ground floor level, pitched slate roofs and original chimneys. It stands at the end of a short terrace that includes three surviving cottages, no.694 being grade II listed. There are several more grade II listed heritage assets within 100 metres of the site, including Didsbury Library, Emmanuel Church, war memorial, Rhodes memorial clock and no.6 Barlow Moor Road.

Archive photos show the building has a long history as a public house, and more recently, as restaurants.

Description of area

The application site is situated within the Didsbury Local Centre. The surrounding premises are comprised of public houses, cafés, shops, restaurants. The applicant site sits at a central point to the District Centre given its positioning close to the junction of Wilmslow Road/ Barlow Moor Road and School Lane.

The application site sits within the Blackburn Park Conservation Area within the southern corner of the designated area.

Description of development

The current application seeks consent for change of use of restaurant (use class E) to public house (sui generis), associated external alterations including removal of existing pergola structure from front elevation, installation of lighting, awnings, and planters, and provision of external seating areas.

It is understood the premises are already operating as a public house, which was open to the public on 15 August 2025, and associated works have already been undertaken.

The public house is home to Kennedy's Irish pub.

The application seeks consent for the following hours:

Sunday to Thursday 11:00 to 00:00,
Friday and Saturday 10:00 to 01:00.

The seating area to the front consists of barrel and stool seating and bench seating, there is a rear yard to the back and refuse also located to the rear of the site.

Drawing 'Notes to Ground Floor Plan Prop R4, numbered KD-01-06-R4' detail all works to be undertaken as part of the change of use.

Negotiations during the Course of the Application

Discussions took place with the agent in respect of:

- hours of opening,
- restrictions to external seating areas,
- the extent of seating to the front which following Highway Services concerns resulted in a reduction in seating,
- waste provisions,
- painting of the ground floor elevations in a vibrant red colouration.

The application was made invalid and subsequently re-validated, as notice had not been served on Highways but the external seating area included works that sat on adopted land. Notice was served on Highways and the application was re-validated accordingly.

Planning History

The signage application to accompany the change of use application was approved 15 August 2025:

143016/AO/2025- Advertisement consent for display of 4no. externally illuminated fascia signs; 2no. non-illuminated projecting signs; 2no. externally illuminated high level fabric banner signs, 2no. non-illuminated high level fabric banner signs; and various non-illuminated barrier signs.
Approved 15 August 2025.

Further planning history:

132166/FO/2021- Installation of enclosed pergola structures to front and rear outdoor seating areas of existing restaurant and associated works.

Approved 04.04.2022

109847/AO/2015/S2- Installation of 2 x halo lit fascia signs and 2 x halo lit hanging signs.

Approved 15.10.2015

The below applications were approved prior to the current development plan period of 2012:

090956/FO/2009/S2- Installation of extraction flue at rear of premises.

Approved 30.11.2009

091245/FO/2009/S2- Creation of four self contained flats on first and second floors and erection of a single storey extension to form entrance.

Approved 30.11.2009

091545/AO/2009/S2- Installation of 3 No. x externally illuminated individual letter signs and 2 No. x externally illuminated projecting signs together with retractable canopy with advertisement.

Approved 15 December 2009

084482/FO/2007/S2- Retrospective application for the installation of balustrade following rebuilding of patio and installation of LED wall washers to building between brick dentals.

Approved 07.03.2008

084481/AO/2007/S2- Installation of one internally illuminated individually lettered entrance sign and three internally illuminated fascia signs.

Approved 03.01.2008

084320/FO/2007/S2- Erection of timber structure to form smoking shelter to the rear of existing public house.

Approved 24.10.2007

075046/AO/2005/S2-Installation of four illuminated fascia signs, two illuminated projecting name signs, one illuminated individual letter name sign, four illuminated menu boards.

Approved 03.06.2005.

074305/FO/2004/S2-Enlargement of existing windows and insertion of new windows at ground floor level

Refused 07.02.2005

Further planning history exists prior to 2005.

Consultations & Notification Responses

Local Residents

Two responses were received during the initial consultation. Concern was raised that works had already started at the site which resulted in the painting of the external of the building with a red paintwork. Concern was raised such colouration would be out of keeping with the character of the building and out of keeping with the Blackburn Park Conservation Area.

Concern was also raised that the location is not appropriate for a pub given existing anti-social behaviour issues within the proximity.

1no. further response was received during the re-notification period. Concern was raised to the ground floor brickwork being painted in a bright red colouration.

Local Councillors

Two local Councillors made contact during the course of the application, to discuss matters in relation to both the FO and AO applications.

In relation to the FO application currently under consideration, the following comments were received. One formal objection was received:

- Concern with the painting to the ground floor brickwork being out of keeping with the Conservation Area.
- The hours applied for through the planning application differ to those applied for through the licensing application.
- Concern with the extent of opening hours for a Thursday which would make Didsbury into a late night destination and result in disturbance for local residents.
- The outside areas should be restricted to 10pm to minimise noise and disruption late at night.

Additional comments:

- Concern with a disputed section of highway and how if the section of highway is not managed by the pub it would lead to anti-social behavioural issues.

Environmental Health

Environmental Health reviewed the application and requested the following be attached to any approval granted:

- Deliveries to commercial premises hours condition
- Noise premises sound insulation condition: Table 5.1 of the AEC report Ref: P5504/R01/PJK dates 15 April 2025 shows the measured sound insulation values of the ceiling / floor separating the proposed development and the flats above. The table also shows the resultant values within the above flats, and shows that the levels at 63 Hz achieved the above criteria, but the levels at 125Hz did not. The report has said that *"it is recommended that once the sound system is installed within the Venue, on-site testing undertaken to set an appropriate limit and this limit is not altered."* This is necessary to prove that the above criteria will be met.
- Noise external/ outside seating condition: Environmental Health raised concern with the outside area being used after 23:00 hours. The noise readings were taken on a Sunday up until midnight, but no readings were taken at 01:00. The pub will be closing at this time on a Friday and Saturday. The noise readings were also taken 2M from the roadside, which is fine to assess the noise at the front of the premises, but the bedrooms to the flats face out onto the rear external seating area, and this area should be quieter as the building should provide some protection from road traffic noise.
- Waste management condition. During the course of the application, the agent confirmed the bin store would be in curtilage. The bins for the flats are understood to be within the alleyway

area. The commercial and residential bins will be in separate areas and clearly identified ensuring appropriate use. It is noted that the residential flats do not form part of the current application.

-Hours of opening condition

Environmental Health confirmed they had no further comments following a further notification period.

Highway Services

The following comments were received by Highway Services:

In comparison to the former use, the level of associated trips is likely to be similar. As such, Highways anticipate no significant impact in terms of network capacity, traffic accumulation or highway safety.

The site is located within the District Centre and offers some accessibility to sustainable modes. Wilmslow Road is a well-used bus route providing connections across the surrounding area, with Metrolink facilities close by.

The proposed alterations to the building are all within the red-line boundary of the site and, as such, will not impinge upon the adopted highway. It is understood that the proposals would not have an impact on the approved pedestrian access, circulation or the external highway network, this is acceptable to Highways.

There is no on-site car parking associated with the site. To encourage sustainable travel, it is recommended that consideration is given to the provision of secure on-site cycle parking facilities, particularly in relation to staff use, this should be secure and weatherproofed. Pedestrian access points remain as existing, which is acceptable to Highways.

It would be useful to understand the refuse arrangements in more detail, to ensure there is no obstruction on the highway. Waste bins should be stored within the curtilage of the site. This should be in accordance with GD04 guidelines.

For the avoidance of doubt, all external entrance doors (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.

Detail should be sought from the applicant, in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway. It is recommended that a detailed Construction Management Plan is provided by the applicant prior to any construction works beginning.

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

15 July 2025:

Concern is raised to the front seating area and proximity to the junction/ crossing facilities and retained footway width in this area.

21 July 2025:

Highways confirmed they had no issues with the proposed waste arrangements.

Blackburn Park Conservation Society

The Blackburn Park Conservation Society commented on the application and raised concern with the painting to the external walls of the ground floor in a bright red colouration. Concern was raised such colouration is out of keeping with the Conservation Area.

No further comments were received during the re-notification process.

Greater Manchester Police

Greater Manchester Police reviewed the application and provided the following recommendations:

1. There should be a comprehensive CCTV system covering the premises, including the external seating areas, to deter anti-social /criminal behaviour and to allow any incidents to be captured.
2. There should be a monitored intruder alarm system covering the building.

GMP confirmed they had no further comments following a further notification period.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. National Planning Policy Framework has been related to the proposed development, with particular emphasis given to the following:

Chapter 12- Achieving well-designed places

Chapter 16- Conserving and enhancing the historic environment

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990

States special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012) Updated March 2024 following adoption of Places for Everyone Joint Development Plan

It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management);

Policy SP1(Spatial Principles);
Policy EN1 (Design Principles and Strategic Character Areas);
Policy EN3 (Heritage);
Policy C6 (South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington);
Policy NE16 (Air Quality);
Policy EN19 (Waste).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC10: Food and Drink

DC10.1 In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;
- b. the effect on the amenity of neighbouring residents;
- c. the availability of safe and convenient arrangements for car parking and servicing;
- d. ease of access for all, including disabled people; and
- e. the storage and collection of refuse and litter.

DC10.2 The Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

DC10.3 Development will not normally be permitted where:

- a. it is proposed outside the general locations mentioned above, or
- b. there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

DC10.4 Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

DC10.5 The Council will consider on their individual merits proposals for larger, free-standing restaurants, public houses, clubs etc. which require a main road location and do not clearly meet the locational criteria set out in policy.

DC18: Conservation Areas

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Reasons: The Council is to pursue the above policies to encourage and help ensure the protection, preservation and enhancement of its Conservation Areas, which are areas of special character representing the rise and development of the world's first industrial city. The protection of such areas helps stimulate local pride and encourages both tourism and further investment. The policy gives effect to the obligation placed on the Council by statute to give particular attention to the quality of developments within conservation areas and reflects the general policy objectives set out in policy E3.8 in this plan.

DC26. Development and Noise:

DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.3 Developments likely to result in unacceptably high levels of noises will not be permitted:

- a. in residential areas;
- b. near schools, hospitals, nursing homes and similar institutions;
- c. near open land used frequently for recreational purposes.

DC26.4 Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

- a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;
- b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or noncritical rooms within a building; and

c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

DC26.5 The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

DC26.6 Exceptions to the general policy will be considered on their merits. The Council accept, as an example, that the occasional use of outdoor facilities such as sports stadia for concerts can be acceptable in certain circumstances. Any such proposal will be considered in the light of consultation with local residents and others, and the practicability of appropriate conditions on any approval.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

- i.JP- S1- Sustainable development
- ii.JP-P2- Heritage

ISSUES

Principle of Development

The application seeks planning consent for the change of use of restaurant (use class E) to public house (sui generis), associated external alterations including removal of existing pergola structure from front elevation, installation of lighting, awnings, and planters, and provision of external seating areas.

The premises, previously a restaurant, has been vacant since 2018. It is noted that the site has historic uses as a public house, as early as the 1950s.

The application site is situated within the Didsbury Local Centre. The surrounding premises are comprised of public houses, cafés, shops, restaurants. Other public houses in the immediate context include public house The Nelson (3 Barlow Moor Road), The Dog & Partridge (665-667 Wilmslow Road) and the bar of Bunny's Outpost.

As such, given the similar uses in the immediate context and given the applicant site sits within the District Centre, the proposed use is considered acceptable in principle, pursuant to Policy C6 of the Core Strategy, where Didsbury is recognised as a strong centre with a focus on leisure orientated shopping and restaurants and bars associated with the evening economy.

Notwithstanding this, consideration must be given to the proposed developments design and scale, to the proposal's impact upon the character of the area, including the Blackburn Park Conservation Area within which it is located and its impact upon residential amenity.

Residential Amenity

The proposal would not adversely impact upon the visual amenity of any neighbouring property nor lead to a loss of light, loss of privacy or provide an overbearing impact, by virtue of the separation distances maintained to neighbouring property, and due to the nature of the proposed associated works.

It is noted there are residential uses surrounding the applicant site including those on the first and second floor of 700 Wilmslow Road. As such, consideration must be given to reducing noise disturbance from additional comings and goings as a result of the public house.

The front seating proposed would be open and open onto Wilmslow Road, where customers could sit. Previously, the pergola structure at the site as approved under planning reference: 132166/FO/2021 was restricted in hours of opening and could not be used after 22:00 hours. Similarly, a condition would be placed on any approval granted to ensure the external seating areas should not be used after 22:00 hours.

Further, a noise premises sound insulation condition would be attached to any approval granted. Environmental Health reviewed the Noise Impact Assessment submitted who had concerns with the assessment made as noise readings were taken on a Sunday up until midnight, but no readings were taken at 01:00. The pub will be closing at this time on a Friday and Saturday. The noise readings were also taken 2M from the roadside, which is fine to assess the noise at the front of the premises, but the bedrooms to the flats face out onto the rear external seating area, and this area should be quieter as the building should provide some protection from road traffic noise. Environmental Health also requested that once the sound system is installed within the Venue, on-site testing must be undertaken to set an appropriate limit and this limit is not altered. As such, a condition for a noise premise sound insulation system would be attached to any approval granted to mitigate harm in relation to noise outbreak, in accordance with Policy DC26 of the UDP.

A condition would also be attached to ensure no amplified sound, live or recorded music, played in any of the external areas, at any time.

The hours of opening would also be restricted to ensure noise and the level of comings and goings is appropriate to the surrounding areas. Given the existing late night uses within the immediate area and given the site sits within a key part of the Didsbury Local Centre, the hours proposed can be accepted and would be conditioned accordingly within any approval granted: Sunday to Thursday 11:00 to 00:00, Friday and Saturday 10:00 to 01:00.

Given the similar uses in the immediate context and given the applicant site sits within the District Centre, the additional comings and goings are not considered to give rise to unacceptable residential amenity implications. The proposal would support Policy C6 of the Core Strategy, where Didsbury is recognised as a strong centre with a focus on leisure orientated shopping and restaurants and bars associated with the evening economy.

In short, the proposal is not considered to give rise to adverse residential amenity implications, pursuant to Policy SP1 and DM1 of the Core Strategy, given the use of conditions to control its use.

Accessibility

The proposal would offer level access throughout the public house, including ramped access into the public house, which would be in keeping with the existing arrangements at the site, and a disabled toilet. This is considered acceptable.

Design and Appearance

Associated external alterations would include the removal of existing pergola structure from front elevation, installation of lighting, awnings, and planters, and provision of external seating areas.

The removal of the existing pergola structure is welcomed to reveal the fabric of the existing building. The installation of lighting, awnings and planters are welcome and would support the already approved signage at the site (see planning ref: 143016/AO/2025). The external seating areas take the form of 50mm vertical poles galvanised with black powder coated finish. Black Perspex café barriers between eyelets fixed to poles. As these signs would be removeable they do not require consent and on this basis cannot be determined unfavourably. The raised area to the front (previous pergola structure) would benefit from barriers with reclaimed wooden whiskey barrels and black Perspex café barriers between barrels. The colouration of such signage would mirror the colour scheme used throughout the proposal and is therefore considered acceptable. The signage would be low level and would identify a private forecourt connected to the site. The signage is not considered to give rise to adverse visual implications and would be sited at an appropriate height to not detract from the features of the existing building.

Additional external alterations would include removing the non-original doorway and reinstating the middle sash window on the ground floor of the principal elevation. Such alteration would make a positive contribution to the building and the historic qualities of the building.

In short, the proposal is considered acceptable on design grounds, pursuant to Policy SP1 and EN1 of the Core Strategy. A condition ensuring the materials as listed would be conditioned within any approval granted, for the avoidance of doubt.

External Painting

Neighbour, consultee and Councillor comments raised concern in respect of the painting of the ground floor external elevations. During the course of the application, the ground floor walls had been painted in a bright red colouration. It is noted that the painting of the exterior of a building is Permitted Development by virtue of Schedule 2, Part 2, Class C of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Discussions took place with the agent who explained further coats of paint would be required which would reduce the luminous of the red paint. Given this and given the permitted development fallback, it would be considered unreasonable to place any conditions on any approval granted for this piece of work and so the fallback position is established and therefore accepted.

Impact to the Conservation Area

Paragraph 212 of the NPPF states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

Paragraph 216 of the NPPF states “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

The works proposed would align with NPPF paras. 210, 212, and 216, sustaining and enhancing the non-designated heritage asset and designated conservation area, by bringing the building back into a viable use within the District Centre.

Reinstating the middle sash window on the ground floor of the principal elevation and removing the large, enclosed canopy on the same elevation to be replaced with retractable cloth awnings, will have a positive impact that will sustain and enhance the appearance of the building and the contribution it makes to the conservation area, enabling the non-designated heritage asset and its Victorian architecture to be more fully expressed and appreciated. This would be pursuant to Policy EN3 of the Core Strategy, DC18 of the UDP and provisions within chapter 16 of the NPPF.

The proposed removal of the existing pergola structure would open up views of the historic building and so improve the visual appearance of the building within the Conservation Area. This would be pursuant to Policy EN3 of the Core Strategy, DC18 of the UDP and provisions within chapter 16 of the NPPF.

In short, it is considered that the development proposals would cause less than substantial harm to the significance of the Blackburn Park Conservation Area. The public benefits of the public house and viable economic use in the Local Centre ensures a positive contribution to the Conservation Area and the NDHA.

Highway Considerations

In comparison to the former use, the level of associated trips is likely to be similar. As such, Highways anticipate no significant impact in terms of network capacity, traffic accumulation or highway safety. The site is located within the District Centre and offers some accessibility to sustainable modes. As such, it is considered that the additional comings and goings can be accommodated in the locality.

There is no on-site car parking associated with the site. To encourage sustainable travel, a cycle store condition would be attached to any approval granted.

During the course of the application, Highway Services raised concern with the front seating area and proximity to the junction/ crossing facilities and retained footway width in this area. Due to the flow of pedestrians surrounding the site and the public pavement of Wilmslow Road junction with Barlow Moor Road, the extent of seating area has been reduced during the course of the application. At the point closest to the junction, removable barriers would be installed in this location. Given the amendment to the extent of seating, such provision is considered acceptable to not give rise to adverse pedestrian highway implications.

Highways reviewed the proposed refuse arrangements and the storage of bins to the rear of the site. Such provision would be considered acceptable and a refuse condition to this effect would be attached to any approval granted. It is to be noted Environmental Health were also happy with the refuse arrangements proposed.

An hours condition to restrict the delivery hours would also be attached to any approval granted to ensure no adverse implications to the highway or residential amenity.

Highways requested a Construction Management Plan is provided by the applicant prior to any construction works beginning. Given the works have been undertaken to the site, no condition would be attached to any approval granted.

The proposal is considered acceptable in terms of highway considerations, pursuant to policies T1, SP1 and DM1 of the Manchester Core Strategy.

Security

Greater Manchester Police reviewed the application and provided the following comments:

1. There should be a comprehensive CCTV system covering the premises, including the external seating areas, to deter anti-social /criminal behaviour and to allow any incidents to be captured.
2. There should be a monitored intruder alarm system covering the building.

An informative to this effect would be attached to any approval granted. Given due consideration to security implications, the proposal is considered pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, further information and a revised scheme has been received to satisfy information requested and appropriate conditions have been placed on the approval granted.

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

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

- Waste Management Strategy, received by the City Council as Local Planning Authority on 22 May 2025.
- Application Form, received by the City Council, as Local Planning Authority on 14 July 2025.
- Location Plan, received by the City Council, as Local Planning Authority on 14 July 2025.
- Drawing- Front Elevations Proposed R7 Canopy Closed, numbered KD-05-95-R7, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Side Elevation AA Proposed REV 6, numbered KD-01-08-R6, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Side Elevation BB Proposed R5, numbered KD-01-10-R5, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Sections through Front Elevation REV 3, numbered KD-01-42-R3, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Front Elevation Proposed R7 Canopies Open, numbered KD-01-05-R7, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Ground Floor Plan Proposed REV 3, numbered KD-01-02-R3, received by the City Council, as Local Planning Authority on 1 August 2025.
- Drawing- Notes to Ground Floor Plan Prop R4, numbered KD-01-06-R4, received by the City Council, as Local Planning Authority on 1 August 2025.

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.

2) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Sunday to Thursday 11.00 to 00:00,

Friday and Saturday 10:00 to 01:00.

The external seating areas shall not be used after 22:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4a) Within a 3 month period, a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full in a timescale to be agreed in writing by the City Council as local planning authority.

b) A verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5a) Within one month, the approved Waste Management Strategy as approved within 'Waste Management Strategy', received by the City Council as Local Planning Authority on 22 May 2025 and 'Drawing- Ground Floor Plan Proposed REV 3, numbered KD-01-02-R3', received by the City Council, as Local Planning Authority on 1 August 2025, shall be implemented and shall remain in operation thereafter.

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 the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

6) Within 3 months, details of the specifications, elevations, siting and appearance of secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority.

The agreed details shall be fully implemented, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

7) The materials to be used on the external surfaces of the development hereby permitted shall be as stated on the specified plans listed at condition 2.

Reason - To ensure the appearance of the building is not adversely affected by the materials to be used in the external works, pursuant to saved policy DM1 of the Manchester Core Strategy.

8) There shall be no amplified sound, live or recorded music, played in any of the external areas, at any time.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

1) Greater Manchester Police recommend the following:

-There should be a comprehensive CCTV system covering the premises, including the external seating areas, to deter anti-social /criminal behaviour and to allow any incidents to be captured.

-There should be a monitored intruder alarm system covering the building.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Heritage & Urban Design
Blackburn Park Conservation Society
Greater Manchester Police
Highway Services
Environmental Health
Heritage & Urban Design
Greater Manchester Police
Blackburn Park Conservation Society

Flat At, Station Hotel, 682 Wilmslow Road, Manchester, M20 2DN
Ladbroke's, Unit 2, 11 - 13 Barlow Moor Road, Manchester, M20 6TN
2 Barlow Moor Road, Manchester, M20 6TR
Flat 8, Crossway House, 7 Crossway, Manchester, M20 6TE
Flat 2, Crossway House, 7 Crossway, Manchester, M20 6TE
19A Barlow Moor Road, Manchester, M20 6TN
2A Crossway, Manchester, M20 6TT
13 Crossway, Manchester, M20 6TU
3 Warburton Street, Didsbury, Manchester, M20 6WA
7 Warburton Street, Didsbury, Manchester, M20 6WA
673 Wilmslow Road, Manchester, M20 6RA
The Dental Health Centre, 1B School Lane, Manchester, M20 6RD
704 Wilmslow Road, Manchester, M20 2DW
706A Wilmslow Road, Manchester, M20 2DW
2 School Lane, Manchester, M20 6RD
8 Crossway, Manchester, M20 6TT
Nueve, 9 Barlow Moor Road, Manchester, M20 6TN
17A Barlow Moor Road, Manchester, M20 6TN
Rhodes Memorial Clock Tower, Wilmslow Road, Manchester, M20 2DN
11 Warburton Street, Didsbury, Manchester, M20 6WA
9 Warburton Street, Didsbury, Manchester, M20 6WA
Dog And Partridge, 667 Wilmslow Road, Manchester, M20 6RA
669 Wilmslow Road, Manchester, M20 6RA
Flat 4, 700 Wilmslow Road, Manchester, M20 2DN
Flat 1, 700 Wilmslow Road, Manchester, M20 2DN
675A Wilmslow Road, Manchester, M20 6RA
677A Wilmslow Road, Manchester, M20 6RA
1 Barlow Moor Road, Manchester, M20 6TN
702A Wilmslow Road, Manchester, M20 2DW
9 Norgate Street, Manchester, M20 2DG
3 Norgate Street, Manchester, M20 2DG
Didsbury Library, 692 Wilmslow Road, Manchester, M20 2DN
Flat 6, Crossway House, 7 Crossway, Manchester, M20 6TE
17 Warburton Street, Didsbury, Manchester, M20 6WA
Flat At, Dog And Partridge, 667 Wilmslow Road, Manchester, M20 6RA
671 Wilmslow Road, Manchester, M20 6RA
677 Wilmslow Road, Manchester, M20 6RA
1A School Lane, Manchester, M20 6RD
702 Wilmslow Road, Manchester, M20 2DW
Flat 10, Crossway House, 7 Crossway, Manchester, M20 6TE
O'Neills, 655 - 657 Wilmslow Road, Manchester, M20 6RA

694 Wilmslow Road, Manchester, M20 2DN
698 Wilmslow Road, Manchester, M20 2DN
Costa Coffee, 691 Wilmslow Road, Manchester, M20 6RE
21A Barlow Moor Road, Manchester, M20 6TN
5 Norgate Street, Manchester, M20 2DG
688 Wilmslow Road, Manchester, M20 2DN
3 Barlow Moor Road, Manchester, M20 6TN
Unit 1, 11 - 13 Barlow Moor Road, Manchester, M20 6TN
Flat 3, Crossway House, 7 Crossway, Manchester, M20 6TE
Flat 1, Crossway House, 7 Crossway, Manchester, M20 6TE
11 Crossway, Manchester, M20 6TU
659 Wilmslow Road, Manchester, M20 6RA
661A Wilmslow Road, Manchester, M20 6RA
661 Wilmslow Road, Manchester, M20 6RA
Flat 3, 700 Wilmslow Road, Manchester, M20 2DN
Flat 2, 700 Wilmslow Road, Manchester, M20 2DN
21 Barlow Moor Road, Manchester, M20 6TN
10 Crossway, Manchester, M20 6TT
5 Barlow Moor Road, Manchester, M20 6TN
7 Barlow Moor Road, Manchester, M20 6TN
Flat 5, Crossway House, 7 Crossway, Manchester, M20 6TE
19 Barlow Moor Road, Manchester, M20 6TN
663 Wilmslow Road, Manchester, M20 6RA
CHEADLE SUN BEDS LTD, Unit 3, 11 - 13 Barlow Moor Road, Manchester, M20 6TN
Flat 7, Crossway House, 7 Crossway, Manchester, M20 6TE
Flat 9, Crossway House, 7 Crossway, Manchester, M20 6TE
17 Barlow Moor Road, Manchester, M20 6TN
Didsbury War Memorial, Wilmslow Road, Manchester, M20 2DN
663A Wilmslow Road, Manchester, M20 6RA
696 Wilmslow Road, Manchester, M20 2DN
15 Warburton Street, Didsbury, Manchester, M20 6WA
675 Wilmslow Road, Manchester, M20 6RA
Second Floor Left Side, 679 - 681 Wilmslow Road, Manchester, M20 6RA
David Pluck, 693 Wilmslow Road, Manchester, M20 6RE
Station Hotel, 682 Wilmslow Road, Manchester, M20 2DN
684 - 686 Wilmslow Road, Manchester, M20 2DN
7 Norgate Street, Manchester, M20 2DG
1 Norgate Street, Manchester, M20 2DG
Flat 4, Crossway House, 7 Crossway, Manchester, M20 6TE
9 Crossway, Manchester, M20 6TU
15 Barlow Moor Road, Manchester, M20 6TN
1 Warburton Street, Didsbury, Manchester, M20 6WA
5 Warburton Street, Didsbury, Manchester, M20 6WA
679 - 681 Wilmslow Road, Manchester, M20 6RA
1C School Lane, Manchester, M20 6RD
706 Wilmslow Road, Manchester, M20 2DW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Blackburn Park Conservation Area 1979
Area Team Boundary - Name: SOUTH AREA