

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr Michael O'Sullivan
District Homes CIC
Unit 450 Chambers Business Centre
Chapel Road
Oldham
OL8 4QQ

Agent (if used)

Mr Justin Keleghan
Plans To Build It Ltd
21 Campbell Road
Manchester
M27 5QG

Part 1 – Particulars of the application/development

Proposal: Erection of single storey building to form office, refuse container/shipping container with fencing to boundary.

Location: 348 Droylsden Road, Manchester, M40 1GF

Date of application: 30 June 2025

Application number: 142218/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Refused** in accordance with the application and plans submitted for the reason(s) listed below.

Article 35 Declaration

Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, and given the applicant the opportunity to provide supporting information, which has nevertheless not satisfied the identified concerns. As a result, the proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reason(s) for decision

1) The site lies outside of an established commercial area and is located in a predominantly residential area, where office uses (Class E) are not prevalent. The development is therefore incompatible with the surrounding area, and results in an over intensive use of the site resulting in a consequential increase in the levels of noise and disturbance from associated activity and associated comings and goings, noise levels, waste generation and demand for on street parking. The development would therefore have an unacceptable detrimental impact upon the residential amenity of neighbouring residential occupiers and would be detrimental to the character of the area. The

proposal would therefore be contrary to the provisions of policies SP1, T2 and DM1 of the Manchester Core Strategy, saved policy DC26 of the Unitary Development Plan for the City of Manchester and guidance in the National Planning Policy Framework.

2) By virtue of the scale, siting and appearance of the associated structures, the development introduces features that have a harmful visual impact upon the street scene, and which would be out of character with the adjacent Conservation Area. The development would thereby have a visually intrusive and incongruously relationship to its context, having a harmful impact upon the character of the Conservation Area and visual amenities of the area and be contrary to policies DM1, EN3 and SP1 of the Manchester Core Strategy for the City of Manchester, saved policy DC18.1 of the Unitary Development Plan for the City of Manchester, policy JP-P2 of the Places for Everyone Joint Development Plan and the guidance contained in the National Planning Policy Framework.

Date: 28 October 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 or 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 their 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.