

## **Town & Country Planning Act 1990 (as amended)**

### **Refusal of Planning Permission**

#### **Applicant**

Ms Dorcas Olowoyo  
1 Worrall Street  
Manchester  
M40 2ED

#### **Agent (if used)**

Mr V Alyas  
Architek UK  
916 Stockport Road  
Manchester  
M19 3AB

### **Part 1 – Particulars of the application/development**

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**Proposal:** Change of use from B8 (Storage and Distribution) to F1 (Learning and Non-Residential Institution) to create a multi-functional community facility comprising a ground floor multi-purpose hall, training and education workshop, kitchen with foodbank, WCs and storage; and a first floor administrative office, two classrooms, waiting area and additional WCs, together with new first floor windows to rear and elevational alterations to the rear elevation.

**Location:** 1 Worrall Street, Manchester, M40 2ED

**Date of application:** 18 August 2025

**Application number:** 143035/FO/2025

### **Part 2 – Particulars of decision**

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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**

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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. In this instance officers have worked with the applicant in a proactive manner, but in this instance the scheme is not acceptable and the application is refused in a timely manner.

### **Reason(s) for decision**

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1) The proposal would have a detrimental impact upon the current levels of residential amenity enjoyed by the occupants of neighbouring residential accommodation, by reason of the increased noise and movements associated with the comings and goings to the premises, contrary to policy DM1 of the Core Strategy and saved policy DC26 in the Unitary Development Plan for the City of Manchester.

2) The applicant has failed to provide sufficient details to fully assess the proposal. The information provided fails to offer sufficient supporting evidence on the modal split. The information suggests 15 to 20% of trips will be by car, however the data source of such calculations are unknown. The applicant has failed to supply sufficient supporting evidence, to the detriment of highway and pedestrian safety. This is contrary to policies T1, SP1 and DM1 of the Manchester Core Strategy, and provisions within the NPPF.

3) The proposal is considered to result in an unacceptable increase in the number of vehicles having to carry out about turn manoeuvres or reversing manoeuvres in the street. This would lead to delaying vehicles that are entering the street from the A62 dual carriageway; this in turn resulting in stationary vehicles on the A62 dual carriageway with the potential of rear-shunt collisions. The proposal fails to offer sufficient car parking for staff and users. The proposal is considered to give rise to highway and pedestrian safety concerns and so the proposal is contrary to policies T1, SP1 and DM1 of the Manchester Core Strategy, and provisions within the NPPF.

Date: 10 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](http://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](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto: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.