MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142743/FO/2025
Date registered valid:	12 May 2025
Proposal:	Change of use of ground floor office (Class E(g)) to a taxi booking depot (sui generis)
Address:	Manchester Marble, Tilson Road, Manchester, M23 9GF
Ward(s):	Baguley Ward
Applicant:	Mr Abdi Osman, Muse Architects
Agent (if any):	
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30/06/2025**

Application details

Type of application: Full Application Consent

Development type: Change of use

Standard consultations:
Printed: 22 May 2025 Expired: 13 June 2025

Neighbour notifications
Printed: 22 May 2025 Expired: 13 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/area
The application relates to an existing warehouse building within the Roundthorn industrial area in the Bagley Ward. The area is industrial/commercial in terms of its character, consisting of warehouses and wholesale retail outlets.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development
The applicant is seeking permission for the change of use from office (Class E) to taxi booking depot (Sui Generis).

Consultations & Notification Responses
Highways Services – No objection to the proposal.

Environmental Health – No objection to the proposal.

Neighbours, as per appendix 1 – No comments or objections received

Policy
The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such 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 significant weight in the planning balance. The relevant policy is set out below: Policy

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

It is the key document in Manchester's Local Development Framework. The Core Strategy 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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, Spatial Principles, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise. • Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Policy EC2, Existing Employment Space – The Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:

- The existing use is un-viable in terms of business operations, building age and format;
- The existing use is incompatible with adjacent uses;
- The existing use is unsuitable for employment having had regard to the Manchester-
- Salford - Trafford SFRA; or
- On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Saved UDP Policies

Policy DC26, "Development and Noise" – Policy DC26.1 states that 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.

Policy DC26.2 states that 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.

Policy WW2 – Economic Development Area (Roundthorn Industrial Estate) – Policy WW2 states that the Council will permit new industrial and commercial activities, incompatible with a location in a residential area, except where serious harm to the amenity of nearby residents or adjoining businesses would result.

Principle
The proposal would see the change of use of part of an existing ground floor office to a taxi dispatch depot. The change involves no external changes or internal floor plan changes. The wider area is established as an employment zone, with multiple officers and warehouse facilities in the vicinity.

Visual Amenity
The proposal would involve no external work to the existing building; the new use is proposed in an internal room adjacent to the existing office. No new signage or advertising is proposed. The proposal will therefore have no impact on the visual amenity of the area, and is therefore compliant with policy DM1 of the Core Strategy.

Highways
The proposal supporting documents state the new use within an existing commercial building will hire 1 full time staff member, as a result only generating 2 trips per working day. In addition to this there is already in place 13 parking spaces, with secure cycle parking and walkability to the Metrolink and bus services, the proposed use change is considered to be sustainable in this location and would not give rise to unacceptable levels of pressure on the existing road infrastructure. It is noted that this is a taxi depot for remote dispatch and management only, no taxis or customers would use the facilities.

The proposal therefore broadly complies with policy T2 of the Core Strategy.

Parking
There are 13 parking spaces already in place on site, the change of operation would require at most 1 parking space on any given day. Therefore, there is sufficient parking available for the operation of scheme.

Cycle Storage
The applicant has indicated cycle storage facilities would be provided within the unit (wall mounted stands).

Noise
The change of use is not anticipated to generate any additional noise and is therefore complaint with policy DC26.2 of the UDP.

Conclusion
The proposed change of use from part of a ground floor office to a taxi dispatch depot is considered acceptable in principle, given its location within an established employment zone and the absence of any external alterations. The proposal would not impact visual amenity, generate significant traffic, or create noise disturbances. With sufficient parking, sustainable transport links, and provision for cycle storage, the scheme aligns with relevant local planning policies including DM1, T2, and DC26.2. Overall, the development is deemed to be a sustainable use of the existing commercial space and is therefore acceptable.

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 polices 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
Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1. 3-year time limit:
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. Specified Plans
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing – Location Plan – 17 April 2025 – Ref: 180_00_001
b. Drawing – Proposed Plans – 17 April 2025 – Ref: 180_10.001
c. Supporting Information – Planning Statement – 12 May 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Hours of operation

The premises shall not be open outside the following hours:-

09:00 – 17:00 Monday - Friday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4. Restrictive Use

The use of the premises shall be restricted to that of a private hire booking office only. No part of the private hire booking office shall be used by customers of the business for the ordering of taxis or for waiting for taxis, with no access to the booking office, other than by staff undertaking bookings and individuals undertaking required maintenance; and no customers using the services of the private hire booking office shall wait inside or outside of any part of the building. There shall also be no visits by drivers returning to the site to collect customers or park outside whilst awaiting fares.

Reason - In the interest of residential amenity and to safeguard the character of the area, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester, and saved UDP policy DC26.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Afamia House, Tilson Road, Manchester, M23 9GF
Float Glass Industries Ltd, Floats Road, Manchester, M23 9LE
Creative House, Tilson Road, Manchester, M23 9WR
Ashley Plant Hire, Tilson Road, Manchester, M23 9GF
Robson Kay And Co Ltd, Tilson Road, Manchester, M23 9GF
Float Glass House, Sidcup Road, Manchester, M23 9QA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3
Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA