Our Ref: 2025-20a
Planning – Development Management Team
Planning
Manchester City Council
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2nd October 2025 **SUBMITTED VIA PLANNING PORTAL**

To Whom It May Concern,

RE: Proposed British Doner Restaurant & Takeaway @ 87 Piccadilly, Manchester, M1 2DA

Adams Planning + Development Ltd (APD) have been instructed to submit a planning application on behalf of Mehmet Korkut of British Doner and Philip J Davies (Holdings) PLC. 'The British Doner' is a new brand that brings the doner kebab culture together with the British palate. The business combines the traditional flavours of the doner kebab, born in Mesopotamia and developed in the Mediterranean, with a modern presentation specific to the British palate.

This full planning application is for the following form of development:

"Change of use of existing ground floor Class E commercial premises to restaurant (Class E) and takeaway (Sui Generis) with alteration to shopfront entrance and insertion of new louvre to the rear for kitchen extraction system with associated infrastructure and ancillary facilities."

This planning application is supplemented by the following information that accord with Stockport Council's validation criteria:

1) This Covering Letter
2) Planning Application Forms & Certificate B
3) A Site Location & Block Plan
4) Existing Layout & Ceiling Plan (Drawing No. A102)
5) Proposed Layout & Ceiling Plan (Drawing No. A103)
6) A Demolition & Existing Interior Elevations Plan (Drawing No. A104)
7) Proposed Interior Elevations Plan (Drawing No. A105)
8) Exterior Elevations & Entrance Details (Drawing No. A106, Revision A)
9) Proposed Shopfront Design (Drawing No. A107)
10) An Odour Assessment including details of proposed ventilation / extraction unit and odour neutralisation (Beechfield Consulting Engineers) including full specifications of mechanical and engineering details.
11) Premises Management & Waste Management Strategy (Ref: 2025-20b)
12) Echo Acoustic Technical Memo (23rd September 2025)
13) Mechanical Layout Plan (Drawing No. BCE-387-M-001, P1)
14) A Crime Impact Lite Statement – Instructed Design for Security Team on 3rd September 2025

Site Context

No. 87 Piccadilly is located in a prime location the heart of Manchester City Centre, with a bus stop directly outside and tram and rail interchanges within a short walking distance. The property is located in the City's prime retail and commercial areas and has offices above, 'Cash Generator' retail store to the north, a Spar to the south and Back Piccadilly to the east. The premises was formerly used as a Newsagents with electric shutters and centralised front shop access with a gated rear servicing area that has direct access from Back Piccadilly.

The proposed plans illustrate that the proposed British Doner premises will include a hot food preparation area to the front with internal seating areas, a preparation and storage area at the centre/rear section of the premises and a staff toilet, rear storage and servicing area at the back of premises. The only external alterations to the rear will be the removal of an existing cellar cooler unit and insertion of an exhaust louvre for the kitchen ventilation system.

Planning Policy Considerations

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 2 of the National Planning Policy Framework (NPPF, December 2024) identify that decisions on planning applications *''must be made in accordance with the [development] plan unless material considerations indicate otherwise.''*

The 'Development Plan' for Manchester City Council's consists of:

- The Core Strategy (2012)
- The saved policies from the Unitary Development Plan (UDP)
- Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (Adopted 2024).

Policy CC1 of the Core Strategy identifies that the City Centre is the Primary Economic Development Focus and identifies that:

"Within the City Centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The City Centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes…Provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre, in line with Policy C1, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre."

Policy CC2 'Retail' confirms that the Council will promote the growth and improvement of type of retail provision in the City Centre.

Policy CC7 encourages 'Mixed Use Development' and identifies that *"Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations that have an established public function."*

Policy RC20 'Small Areas Proposals' divides the City Centre into 31 different areas in recognition that each area has their own particular character atmosphere and range of activities. One of the main objectives of the Plan is to seek to enhance this aspect of the character of the City Centre.

The Unitary Development Plan Policy DC10.1 identifies that:

''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.''

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Policy CC 9 'Design and Heritage' identifies that Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

With regard to Conservation Areas, the fundamentally important statutory provision is contained in s.72 (1) of the Listed Buildings Act, which states that the basic conservation area duty is as follows:

"In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."
Section 69 of the Act imposes a duty on local planning authorities to designate as conservation areas any *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.*

Stevenson Square conservation area lies on the north-eastern edge of the city centre of Manchester. Development control in Stevenson Square is aimed at encouraging development and activity which enhances the prosperity of the area, whilst paying attention to its special architectural and visual qualities. No buildings in the area stand out as being particularly dominant.

Review of Proposals

It is evident from our review of the site and surroundings and relevant planning policy that the proposed restaurant and takeaway use is encouraged within this City Centre location subject to ensuring that it functions in an appropriate manner.

The existing building is not of architectural significance so the minor alterations to the shopfront will provide an enhanced customer experience and enhance the appearance of the Conservation Area. The internal configuration of the proposed new restaurant enables the unit to operate in the most efficient manner, reusing the vacant shop to provide a more active ground floor that will improve the vitality and vibrancy of this City Centre location in line with Policies CC1, CC2 and National Planning Policy guidance.

The Mechanical Layout Plan (Beechcroft) illustrates the configuration, design and specification of the kitchen ventilation and air conditioning systems both internally and the externally mounted kitchen exhaust and condenser unit mounted on the rear elevation of the shared rear yard.

The Premises Management & Waste Management Strategy, Odour Assessment and Acoustic Report demonstrate that the premises will operate in a considerate manner and there is no external plant that could result in an unacceptable impact upon neighbours, with it evidently being in both British Doner's and the landlords interests that the extraction system does not generate unacceptable noise and/or odour to potential third party receptors.

The shopfront design illustrates that the existing shopfront will be improved with new signage and glazing that enhances the streetscene. The new signage accords with the permitted development tolerances outlined in Class 4 of the Town and Country Planning (Control of Advertisements) Regulations.

The proposals are considered to be an appropriate form of development located in the optimum City Centre location and will enable the reuse of the previously vacant premises. Accordingly, we urge Manchester City Council to approve the proposals in accordance with the presumption in favour of sustainable development.

The above documentation has been uploaded, submitted and paid for via the Planning Portal. We would be grateful if the appointed planning case officer could please contact the under-signed to review the submission once the 28-day statutory consultation timeframe has elapsed.

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Yours sincerely,



Russell Adams (MRTPI)
For and on behalf of Adams Planning + Development Ltd

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