MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142765/FO/2025
Date registered valid:	22 April 2025
Proposal:	Shop front alteration to incorporate a new door opening to give access to 1st floor residential use
Address:	1 Olga Terrace, Slack Road, Manchester, M9 8ZA
Ward(s):	Harpurhey Ward
Applicant:	Mr M Hurun Talati
Agent (if any):	Mr D King, NK Architectural
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	16 June 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 30 May 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 8 May 2025 Expired: 30 May 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application property is situated at the end of a two storey terrace located on the north-east junction of Slack Road and Andrew Road. It is adjoined by three houses that form a back of pavement two story terrace with a pitched roof set between gable elevations. The surrounding area is residential, and an area of enclosed open space is located to the south of the site. Notwithstanding the above the application property comprises of a ground floor retail unit with a flat above. Its principal elevation incorporates fascia signage that extends to a related blank elevation presented to Andrew Road. The principal elevation has a two section display window with roller shutter box. An angled entrance is positioned at the intersection of the two elevations. The entrance incorporates steps. The Andrew Road elevation also incorporates a non-illuminated advertisement hoarding. The rear of the property is adjoined by a hot food take away. Although the terrace is constructed in red brick, the ground floor elevation to the application property area finished in cream render.



Fig.1 – Views of the application property Slack Road and Andrew Road.

Description of development

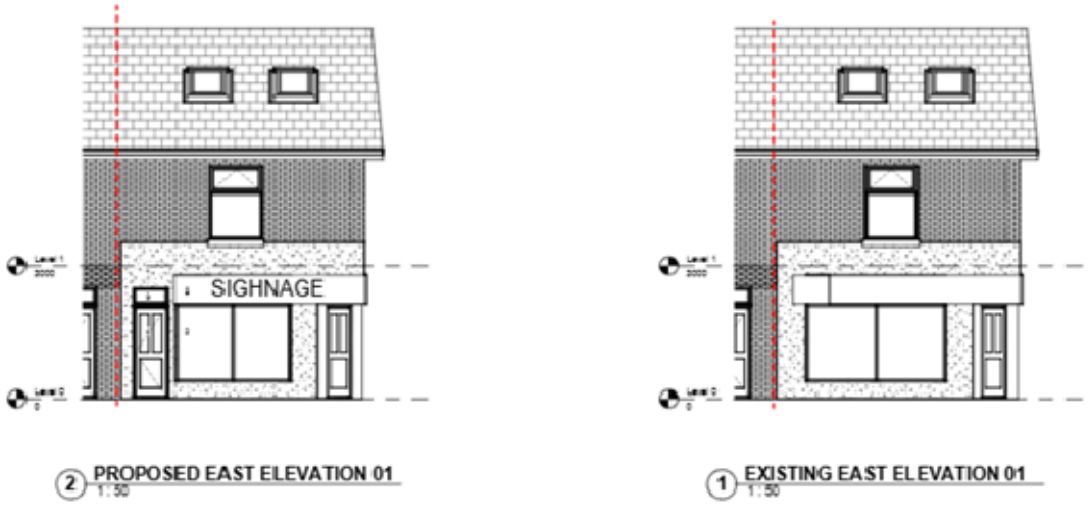


Fig.2 – Proposed and existing principal elevations

The proposed development relates to the ground floor of the Slack Road elevation and involves:

i. A reduction in the width of the existing window opening and the installation of a new two section window with a central mullion.
ii. A section of the existing fascia signage would be ‘cut away’ to allow the formation of a new door opening with a stone lintel to match the characteristic arrangement of doorways to adjoining houses.
iii. The entrance to the retail unit would be maintained in its existing position.
iv. The submission does not indicate the installation of replacement roller shutters and housing boxes.

Site history

i. 121368/FO/2018: Approved - 22.11.2018
1 Olga Terrace , Slack Road, Manchester, M9 8ZA
Creation of first floor flat including the installation of a rear roof dormer, hip to gable conversion and elevational alterations

ii. 074730/VO/2005/N1: Approved - 21.03.2005
1-4 Olga Terrace/ Slack Road, Harpurhey
CITY COUNCIL DEVELOPMENT Erection of 2.4 metre high gates to control access to alleyway

iii. 051225/FO/NORTH1/96: Approved - 11.02.1997
1A, Andrew Road, Blackley
Construction of a flue pipe at rear of hot food take away

Consultations & Notification Responses

Local residents and businesses – No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:
i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework are relevant.

i. Section 5 Delivering a sufficient supply of homes
ii. Section 8: Promoting healthy and safe communities
iii. Section 11: Making effective use of land
iv. Section 12: Achieving well-designed places

Given the limited impact of the development and its incorporation of a suitably designed shopfront, it is considered that the above sections of the NPPF wide be accorded with.

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 and took effect and became

part of the statutory development plan on 21 March 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 policy is relevant and would be appropriately responded to:

i. JP- P1 - Sustainable places – Advises that development should, amongst other things, respect and acknowledge the character of a locality. It should be socially inclusive, respond to need and promote a sense of community. The development would positively respond to these objectives.

ii. JP-P6 (Health) – Would be accorded with as the development would not adversely affect the amenities of the area.

iii. JP-S1 (Sustainable development) - In this case, the development would utilise an existing building without further extensions and limited external alterations, thereby minimising the environmental impact. The development would secure an active and viable use for the application property. Policy JP-S1 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 (`the Core Strategy') was adopted by the 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.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

The development would positively contribute to the sustained occupation of the building. It would maintain the operation of the ground floor unit and provide secure and separate access to the upper floor flat. Policy SP1 would thereby be positively responded to.

Policy EN 14 (Flood Risk) - Requires consideration of potential additional flood risk related to proposed development. The site is partially located in Flood Zone 2. However, the development relates to change to the positioning of access to an access to an existing flat. As the existing access is via the ground floor retail unit, the risk to residents from flooding would reflect the existing circumstance and would not be increased.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- 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;
- Effects on amenity;
- Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- Community safety and crime prevention;
- Design for health.

The development would introduce limited interventions to the building thereby reducing its impact on the surrounding context. It is not apparent that there would be an associated impact on visual amenity. The proposed entrance would improve access and security. The development would thereby encourage sustained occupation and be positively related to policy DM1.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policies are relevant:

Policy DC14 – Shopfronts and related signs

Policy DC14.1 – States that in determining applications relating to shopfronts, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts. The development would reduce the extent of the fascia signage. The installation of new fascia signage would potently require separate advertisement consent. Similarly, as new roller shutters have not been indicated as part of the development, their future installation would require planning permission.

Shopfront and signage design guide – Sets out the best practice for shopfront design across the city and seeks to promote positive changes in the context of its urban environment.

In this case, the proposed design has been informed by the characteristics of the existing shopfront. The proposals would improve the relationship of the application property to the residential context, i.e., through a reduction in the width of glazing in the street elevation and the incorporation of a doorway that would reflect the character of neighbouring houses. The extent of the fascia signage would also be reduced. The submission has not indicated the new roller shutters would be installed. On balance, the proposed would improve the existing circumstances.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, 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. The proposal is acceptable and therefore determined within a timely manner.

Principle of the development – The development relates to two established uses, which would continue. The operation of the site and its relationship to the surrounding context would not be affected. The development would improve the appearance o the elevation and its relationship to housing forming Olga Terrace. The principle of the development is therefore acceptable.

Design – The design of the shopfront has been informed by the existing arrangements. A reduction in the amount of glazing would improve the relationship of the retail unit to the residential context. The introduction of a new doorways would deliver a sense of continuity to the adjoining terrace thereby improving its relationship to the streetscene.

Amenity – It is not considered that the change would cause any harm the residential amenity of the area.

Flood risk – As stated, the site is partially located in Flood Zone 2. However, the development would not result in a change to the existing circumstances as access to the first floor flat is currently undertaken via the ground floor retail unit. The risk to residents from flooding would not be increased as the existing circumstances would be maintained.

Conclusion – The proposed development would be 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. The proposal is acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 22 April 2025:

Planning application forms
Existing and proposed GA GF Plan Ref A102
Location plan with a red edge Ref: A103
Existing and proposed elevations Ref: A108.

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 for the City of Manchester.

3) The materials used in the implementation of the development shall accord with the details referenced in the application forms received by the City Council as local planning authority on 22 April 2025. The materials used in the reinstatement of the Slack Road elevation shall match appearance of the existing elevation and shall be maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) The development hereby approved does not confer consent for the display of advertisements in relation to the Class E ground floor unit at 1 Olga Terrace Slack Road M9 8ZA.
2) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Playing Fields, Andrew Road, Manchester, M9 8AY
3 Marshbrook Drive, Manchester, M9 8NN
1A Andrew Road, Manchester, M9 8AY
5 Marshbrook Drive, Manchester, M9 8NN
1 Andrew Road, Manchester, M9 8AY
85 Slack Road, Manchester, M9 8NJ
83 Slack Road, Manchester, M9 8NJ
3 Andrew Road, Manchester, M9 8AY
79 Slack Road, Manchester, M9 8NJ
73 Slack Road, Manchester, M9 8NJ
67 Slack Road, Manchester, M9 8NJ
4 Olga Terrace, Slack Road, Manchester, M9 8ZA
63 Slack Road, Manchester, M9 8NJ
6 Marshbrook Drive, Manchester, M9 8NN
4 Marshbrook Drive, Manchester, M9 8NN

2 Marshbrook Drive, Manchester, M9 8NN
1 Marshbrook Drive, Manchester, M9 8NN
7 Marshbrook Drive, Manchester, M9 8NN
81 Slack Road, Manchester, M9 8NJ
77 Slack Road, Manchester, M9 8NJ
75 Slack Road, Manchester, M9 8NJ
71 Slack Road, Manchester, M9 8NJ
69 Slack Road, Manchester, M9 8NJ
65 Slack Road, Manchester, M9 8NJ
61 Slack Road, Manchester, M9 8NJ
59 Slack Road, Manchester, M9 8NJ
3 Olga Terrace, Slack Road, Manchester, M9 8ZA
2 Olga Terrace, Slack Road, Manchester, M9 8ZA
151 Slack Road, Manchester, M9 8AZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) - -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA