

Planning Growth and Development
Manchester City Council
Manchester
M60 2LA

Planning Portal Reference: PP-13846915
12 May 2025

Dear Sir/Madam,

125 Manchester Road, Chorlton-cum-Hardy, M21 9PG

We write on behalf of (House of Biryani Limited) (herein referred to as the 'applicant') to apply for full planning permission for the following development:

"Installation of air conditioning and kitchen ventilation system."

This application has been submitted via the Planning Portal (ref: PP-13846915) and alongside this planning justification letter, comprises the following documents:

- Application Form;
- Site Location Plan and Block Plan (Ref:JR.106.Rev E) ;
- Kitchen Ventilation and Air Conditioning Services. (Ref: C853/1.Rev.C)
- Kitchen extract fan data sheet; and
- Kitchen fresh air fan data sheet.

The Planning Application Fee has been paid via the Planning Portal.

SITE AND SURROUNDINGS

The application site is located at 125 Manchester Road, Chorlton-cum-Hardy. The site is situated within a row of shops, cafes, bars and restaurants forming a frontage along Manchester Road.

An aerial image has been provided in Figure 1 below.

The property is in a highly sustainable location, well-served by a number of public transport services. The site is neither situated within a Conservation Area nor a Listed Building.

Figure 1: Aerial Image of Site (Google Maps)



Planning History

A planning history search has been undertaken using Manchester City Council's online portal, with the relevant consents shown in Table 1 below.

Table 1: Planning History of the Site

Application Reference	Location	Proposal	Decision
114876/FO/2016	125 Manchester Road, M21 9PG	Change of use from retail (Class A1) to a restaurant and hot food take away (Class A3/A5) and installation of a new shop front and flue to rear.	Refused
097140/FO/2011	125 Manchester Road, M21 9PG	Change of use of ground floor retail shop (A1) and cellar to drinking establishment (A4) including enlargement of enclosed decking area to the front to create outside seating area	Approved

The permission 097140/FO/2011 was never implemented and there has been no further approval for a change of use since this application. Therefore, the premises has an existing E use class and so a change of use application is not required to operate the premises as a restaurant. This application therefore only relates to the external works requiring planning permission.

PLANNING POLICY

The relevant Planning Policies for consideration of the application are contained within the Manchester Core Strategy (2012), Places for Everyone (2024) and the National Planning Policy Framework (2024).

National Planning Policy

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development which runs throughout the document (paragraph 8).

It is stated in paragraph 11 (c) that development proposals which accord with the Development Plan should be approved without delay. In terms of delivering sustainable development, the NPPF is committed to building a strong competitive economy through securing economic growth in order to create jobs and prosperity.

Paragraph 85 highlights the importance of planning as a means of encouraging and not obstructing growth stating that *“significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

Local Planning Policy

The Manchester Core Strategy (2012) and the Place for Everyone (2024) steer development in the Manchester Area. The Policies of relevance include:

- Core Strategy Policy EC9 – South Manchester – District Centres, including Chorlton, will be suitable for mixed-use development providing local needs and services.
- Core Strategy Policy C10 – Leisure and the Evening Economy - New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted.
- Core Strategy Policy DM1 – Development Management – All development should have regard to the 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.
- PfE Policy JP-J1 – Supporting Long-Term Economic Growth – The policy seeks to promote a thriving, inclusive and productive economy in all boroughs.

PROPOSAL

The proposal relates to the installation of an air conditioning system, with 1 x outdoor condensing unit, mounted on sloping roof, connected to 2 x slimline indoor cassette units.

The proposal also seeks permission for a kitchen extract ventilation system. This involves a canopy which would be manufactured from stainless steel. The walls to the rear and sides of the canopy would be clad with stainless steel. The canopy would be angled to accommodate the low soffit height of the kitchen. This includes a fresh air ventilation system for the kitchen which would use one of the existing windows in the front elevation of the kitchen, as a fresh air intake louver. The ventilation system is powered by a high-performance impeller combined with highly

efficient motors. The permission is only required for external works, but the full system is shown on the plans for context.

PLANNING JUSTIFICATION

The Applicant seeks planning permission for external works at 125 Manchester Road associated with an external extract system and air conditioning, as shown in the submitted plan (Kitchen Ventilation and Air Conditioning Services).

The application is in alignment with local, regional and national policy (NPPF Paragraph 85, Core Strategy Policy EC9 and C10, and PfE Policy JP-J1) since the proposal seeks to ensure the local business can operate safely and efficiently; thereby, contributing to the local economy through the production of jobs and spending in the community. The proposal makes use of an existing premises which reduces the number of vacant units in Chorlton thereby assisting in the vitality and viability of the area.

The property is located along an active commercial frontage whereby other units have installed extract systems (Figure 2 below shows the rear view of the units along Manchester Road). Therefore, the proposal is acceptable in terms of visual amenity and does not conflict with the character of the area.

Figure 2 – Extract systems installed at the rear premises of Manchester Road.



The proposal uses modern equipment which is of a high specification and incorporates sound attenuation and thermal insulation. There are no habitable bedroom windows which look onto the proposal. Subsequently, the noise and visual amenity impact on residential properties is minimal, in accordance with Policy DM1 of the Core Strategy.

CONCLUSION

The proposed development is compliant with both local and national planning policy and supports the operational requirements of a new restaurant within the Chorlton area, which will provide a service for local residents and contribute to the local economy. There are no technical reasons why planning permission should not be granted.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Sam Harkin', on a light-colored rectangular background.

Sam Harkin
Graduate Planner