

## Katie Raw

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**From:** Stephen Nicholls <Office@richmond-consultants.co.uk>  
**Sent:** 01 August 2025 09:02  
**To:** Katie Raw  
**Subject:** Re: 143088/FO/2025- 59 Barlow Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good morning Katie

Thank you for the prompt reply.

On behalf of the Applicant we can agree to your request for an extension of time until 22nd August 2025.

Thank you for your assistance.

Regards

**[Stephen R Nicholls](#)**  
**Richmond Consultants**  
**M: [07710131750](#)**

**[www.linkedin.com/in/stephennicholls58](http://www.linkedin.com/in/stephennicholls58)**



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**From:** Katie Raw <Katie.Raw@manchester.gov.uk>  
**Sent:** 31 July 2025 12:10  
**To:** Stephen Nicholls <Office@richmond-consultants.co.uk>  
**Subject:** RE: 143088/FO/2025- 59 Barlow Road

Thank you, Stephen.

We have now instructed our admin team to undertake a 14 day re-notification period on the revised scheme and to review the submitted opening hours.

Thank you for confirming acceptance to the pre-commencement conditions.

Please note, in respect of the cycle store, we would want to see a cycle store which is secure and lockable. Such details can be dealt with via condition.

The application has a current determination date of 4 August 2025. Given the need for the re-notification and internal processing, please confirm in writing that you require an extension of time. We suggest an extension until 22<sup>nd</sup> August maybe appropriate.

Kind regards,

Katie Raw (she/her)  
Planning Officer  
Area Team  
Planning Building Control and Licensing - Growth and Development Directorate.  
Manchester City Council

Tel: 0161 234 4164/ 07970 684150  
Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)  
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**From:** Stephen Nicholls <[Office@richmond-consultants.co.uk](mailto:Office@richmond-consultants.co.uk)>

**Sent:** 30 July 2025 16:15

**To:** Katie Raw <[Katie.Raw@manchester.gov.uk](mailto:Katie.Raw@manchester.gov.uk)>

**Subject:** Re: 143088/FO/2025- 59 Barlow Road

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Good afternoon Katie

Thank you for your further email and assistance.

Attached revised Planning Application Form, 30.07.2025, with revised opening hours noted.

Also, attached revised drawing 16.25 BR-102 C with cycle stands added.

The Highways and EH comments are covered in the pre-commencement conditions which can be agreed.

We can also confirm the Applicants agreement to the amended description.

Regards

**[Stephen R Nicholls](#)**  
**Richmond Consultants**  
**M: [07710131750](tel:07710131750)**



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**From:** Katie Raw <[Katie.Raw@manchester.gov.uk](mailto:Katie.Raw@manchester.gov.uk)>  
**Sent:** 30 July 2025 15:24  
**To:** Stephen Nicholls <[Office@richmond-consultants.co.uk](mailto:Office@richmond-consultants.co.uk)>  
**Cc:** Mohammad Shamim <[m.shamim787@hotmail.com](mailto:m.shamim787@hotmail.com)>  
**Subject:** RE: 143088/FO/2025- 59 Barlow Road

Hi Stephen,

Thank you for your email and confirmation on points requested.

Please change the opening hours question within the application form so it can be viewed by consultees and members of the public. However, we do have concerns regarding the extent of the opening hours for a retail shop. The surrounding shops close at 6pm. The reduction in the proposed opening hours is necessary given the residential accommodation to be created on the upper floors and to not give rise to noise disturbance. Please review. These hours will then need to be reviewed and agreed by colleagues in Environmental Health.

Regarding the change of use of the ground floor, this element of works can be accepted.

In regard to consultee comments, Highways request a cycle store should be provided for the residential use and retail use. A prior to occupation condition would be attached to any approval granted.

Environmental Health have requested the following conditions be attached to any approval granted:

**Commercial**

**HOURS1**

**Premises opening hours**

The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-  
To be submitted.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

**HOURS2**

**Deliveries to commercial premises**

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

**NSE1**

a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that

acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to Core Strategy policies DM1 and SP1.

#### **Residential**

##### **NSE4(b)**

Residential sound insulation AND overheating

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Barlow Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to Core Strategy policies DM1 and SP1.

#### **Both commercial and residential**

##### **REF\***

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy.

\*The proforma/ Waste Management Strategy must include the following information:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.
- Other details as per 'Waste Proforma v1.0' - refer to guidance at:

[http://www.manchester.gov.uk/downloads/download/6048/waste\\_management\\_strategy](http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy)

The waste proforma provided is not acceptable. The residential and commercial bins need to be separate with a scheme to ensure that the commercial business is not able to use the residential bins. Furthermore, the residential needs a bin for each waste stream. The commercial business needs to show how they will recycle.

#### **CLAND\* Watching brief**

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

The pre-commencement conditions have been sent in a separate cover for your review and formal agreement.

Once we have the hours of opening updated and reduced, we will then need to undertake a short re-notification period for neighbours and consultees on the revised scheme and revised opening hours.

Please note, the description of development would be amended to reflect the revised scheme to:  
*Change of use of ground floor to form Class E (Commercial, Business and Service use) together with installation of shopfront; and two storey rear extension, installation of rear dormer in association with the use of the first floor and accommodation in the roof space as 1 no. residential dwelling (Class C3 use).*  
Please review the amended description and respond as necessary.

Kind regards,

Katie Raw (she/her)  
Planning Officer  
Area Team  
Planning Building Control and Licensing - Growth and Development Directorate.  
Manchester City Council

Tel: 0161 234 4164/ 07970 684150  
Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)  
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**From:** Stephen Nicholls <[Office@richmond-consultants.co.uk](mailto:Office@richmond-consultants.co.uk)>

**Sent:** 28 July 2025 17:08

**To:** Katie Raw <[Katie.Raw@manchester.gov.uk](mailto:Katie.Raw@manchester.gov.uk)>

**Cc:** Mohammad Shamim <[m.shamim787@hotmail.com](mailto:m.shamim787@hotmail.com)>

**Subject:** Re: 143088/FO/2025- 59 Barlow Road

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Good afternoon Katie

Thank you for your email.

We have now discussed with the Applicant who has confirmed the following:

1. Suggested opening hours to be 07.00-21.00, Monday to Saturday. 9.00-20.00 Sunday.
2. Extension to be built before the residential accommodation noted.
3. No external plant will be fitted.
4. Applicant Agreement to a condition to restrict the use class to class E(A) only

Trust these will be acceptable, we look forward to receipt of any comments on the ground floor change of use.

Thank you

Regards

**Stephen R Nicholls**  
**Richmond Consultants**  
**M: [07710131750](tel:07710131750)**

[www.linkedin.com/in/stephennicholls58](https://www.linkedin.com/in/stephennicholls58)



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**From:** Katie Raw <[Katie.Raw@manchester.gov.uk](mailto:Katie.Raw@manchester.gov.uk)>  
**Sent:** 25 July 2025 15:28  
**To:** Stephen Nicholls <[Office@richmond-consultants.co.uk](mailto:Office@richmond-consultants.co.uk)>  
**Subject:** RE: 143088/FO/2025- 59 Barlow Road

Hello Stephen,

Thank you for sending the revised plans for our consideration.

We have reviewed the scheme and note whilst some of the issues have been overcome, we require certainty on the following:

- Confirmation on the hours proposed- whilst we note the application form states the hours are unknown we are unwilling to progress positively with the application until we understand the potential harm to the residential properties.
- A condition would be attached to any approval granted ensuring that the extension works are built before the change of use is undertaken to ensure adequate space is available for both the conversion to the shop and residential accommodation.
- Whether the change of use will result in any external plant.
- Agreement to a condition to restrict the use class to class E(A) only.

We will come back to you on the acceptability of the ground floor change of use in due course.

We have received neighbour objections and so any acceptable scheme would require a re-notification period (14 days) which would require the duration of the application to be extended.

Kind regards,

Katie Raw (she/her)  
Planning Officer  
Area Team  
Planning Building Control and Licensing - Growth and Development Directorate.  
Manchester City Council

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**From:** Stephen Nicholls <[Office@richmond-consultants.co.uk](mailto:Office@richmond-consultants.co.uk)>

**Sent:** 15 July 2025 17:57

**To:** Katie Raw <[Katie.Raw@manchester.gov.uk](mailto:Katie.Raw@manchester.gov.uk)>

**Subject:** Re: 143088/FO/2025- 59 Barlow Road

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Good afternoon Kate

Thank you for your comments.

Please find attached our revised proposals for your consideration.

These include.

1. Reduced rear extension. To a 1.5 metre projection
2. Omission of proposed dormer rear over extension and outrigger
3. Retention of front dormer.
4. Reduced accommodation to a 3 Bed 4 Person over 2 storeys with relevant floor areas noted to comply with the space standards.
5. The Ground Floor Change of Use remains, but with the reduced projection rear extension.

Should you have any further comments or concerns please let me know.

Regards

[Stephen R Nicholls](#)

Richmond Consultants

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**From:** Katie Raw <[Katie.Raw@manchester.gov.uk](mailto:Katie.Raw@manchester.gov.uk)>

**Sent:** 15 July 2025 10:32

**To:** Stephen Nicholls <[Office@richmond-consultants.co.uk](mailto:Office@richmond-consultants.co.uk)>

**Subject:** 143088/FO/2025- 59 Barlow Road

Hello,

I am the case officer for the application of 143088/FO/2025- 59 Barlow Road- Change of use of ground floor to form Class E (Commercial, Business and Service use) together with installation of shopfront; and, part single/part two storey rear extension, installation of rear dormer and enlarged front dormer in association with the use of the first floor and accommodation in the roof space as 1no. residential dwelling (Class C3 use).

We have reviewed the application and cannot support the proposal.

The proposed rear extension, rear dormer and enlarged front dormer results in an over-development of the site. The proposed rear extension with a projection of 2.4 metres against the shared boundary with no.61 Barlow Road would result in a tunnelling and overbearing feature to the neighbour's first floor rear windows and rear courtyard, contrary to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1. The rear dormer sited on the roof of the host property, the roof of the two storey outrigger and the extension would result in an overly bulky and large feature which would project along the established rear building line of the row of terraced properties. The front dormer would result in the enlargement of the existing gable roof dormer. The loss of such architectural feature of the gable would be regrettable and would be out of keeping with the existing gable front dormers in the wider streetscene. Both dormers would respond poorly to the host property and so be contrary to Policy DC1.2 of the UDP.

The proposed 4bedroom residential accommodation on the first and second floor would have a combined internal space of 98.95m2 and so would not comply with Manchester Emerging Space Standards so would not produce a decent quality of accommodation for the future occupiers. A 4b property set over two storeys to accommodate 5persons would need to have an internal floor space of 100 square metres minimum. No justification has been provided as to why such shortage is considered acceptable. This would therefore be contrary to the provisions of policies SP1, H5 and DM1 of the Core Strategy of the Local Development Framework.

The application has a target date of 30 July 2025. We will continue to progress to such date with a recommendation for refusal. A detailed officer report will be available for review once the application has been determined.

Kind regards,

Katie Raw (she/her)  
Planning Officer  
Area Team  
Planning Building Control and Licensing - Growth and Development Directorate.  
Manchester City Council

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Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)  
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