

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142766/FO/2025

Date registered valid: 23 April 2025

Proposal: Shop front alterations associated with the sub-division of existing class E retail unit into two Class E Units (Retail and Restaurant) with flue to rear

Address: 230 Wilmslow Road, Manchester, M14 6LE

Ward(s): Fallowfield Ward

Applicant: Mr Saeed

Agent (if any): Mr Subhan Saleem, Saleem Architects

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 June 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 May 2025

Standard consultations: Printed: 8 May 2025 Expired: 30 May 2025

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

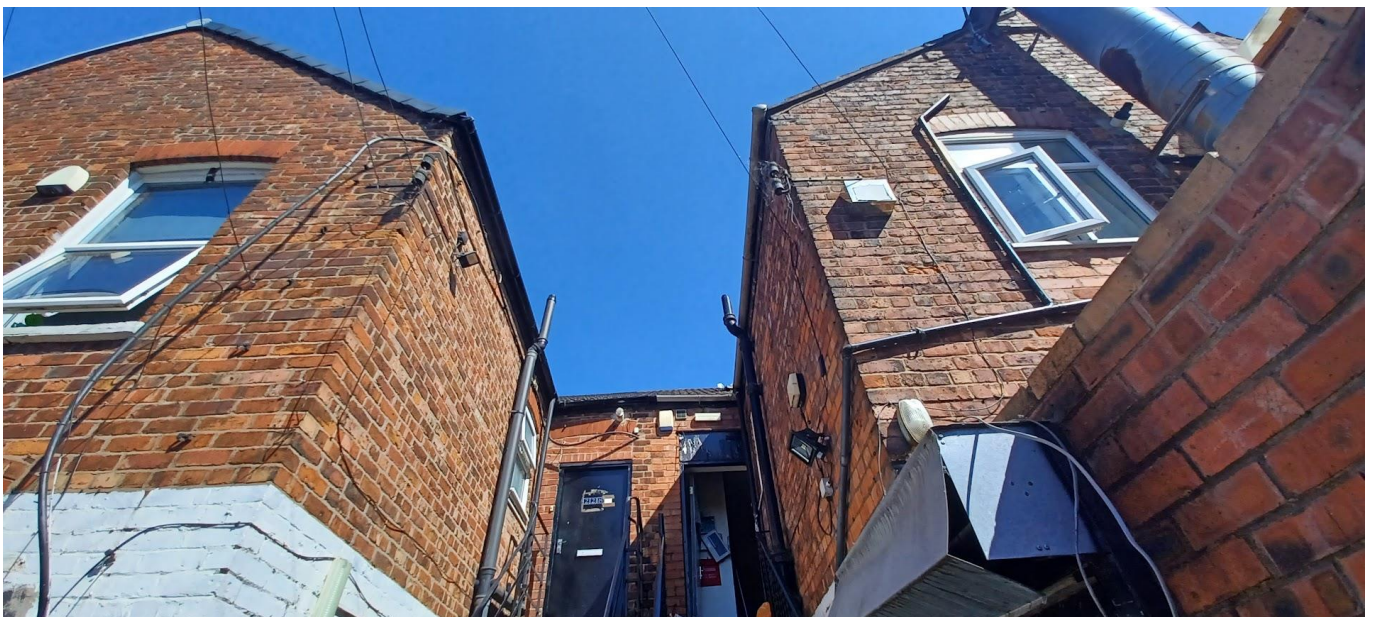
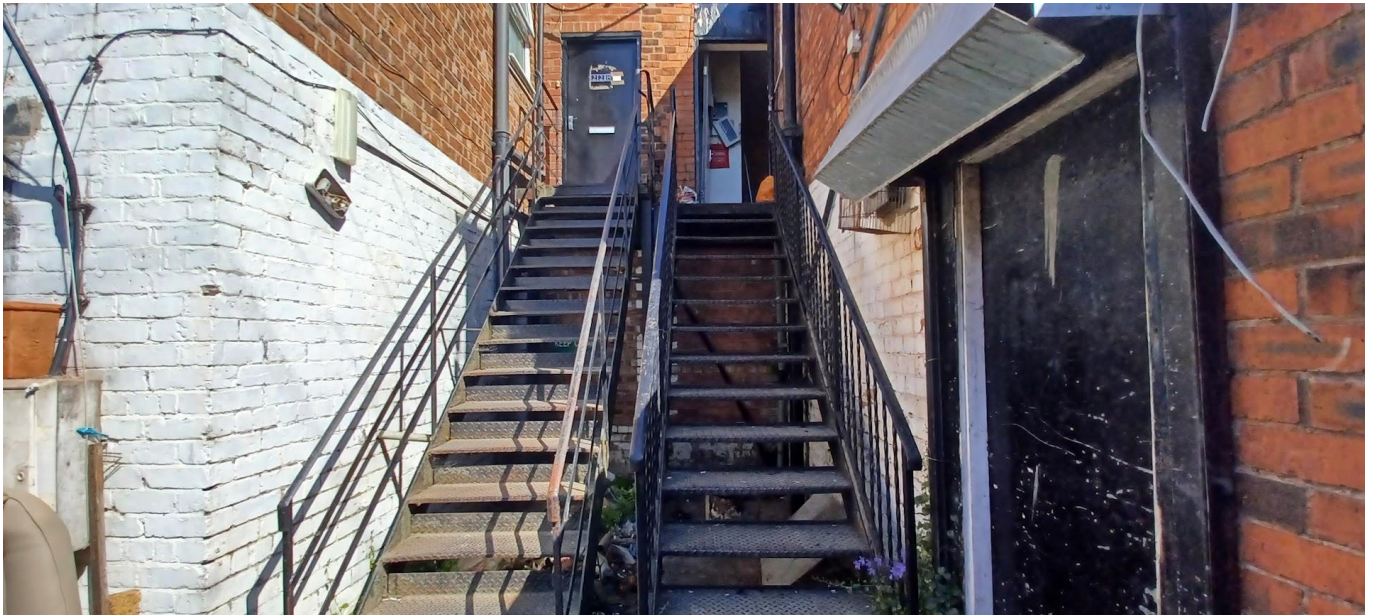
Listed building: Not applicable

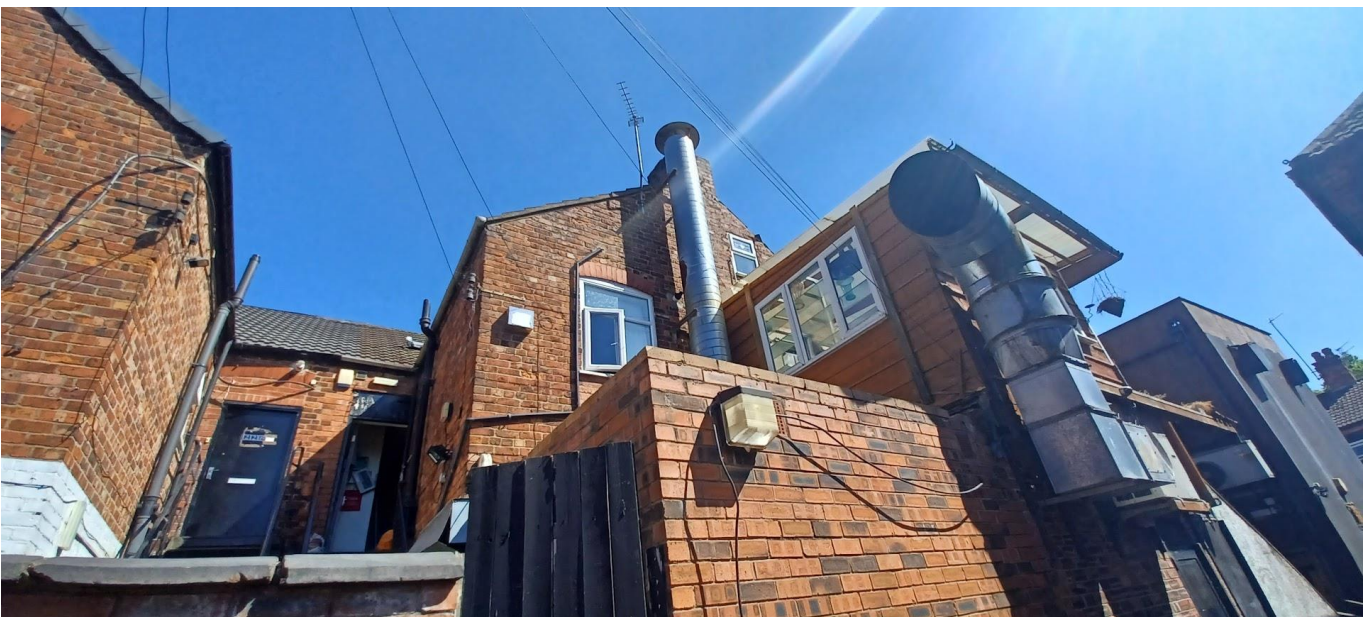
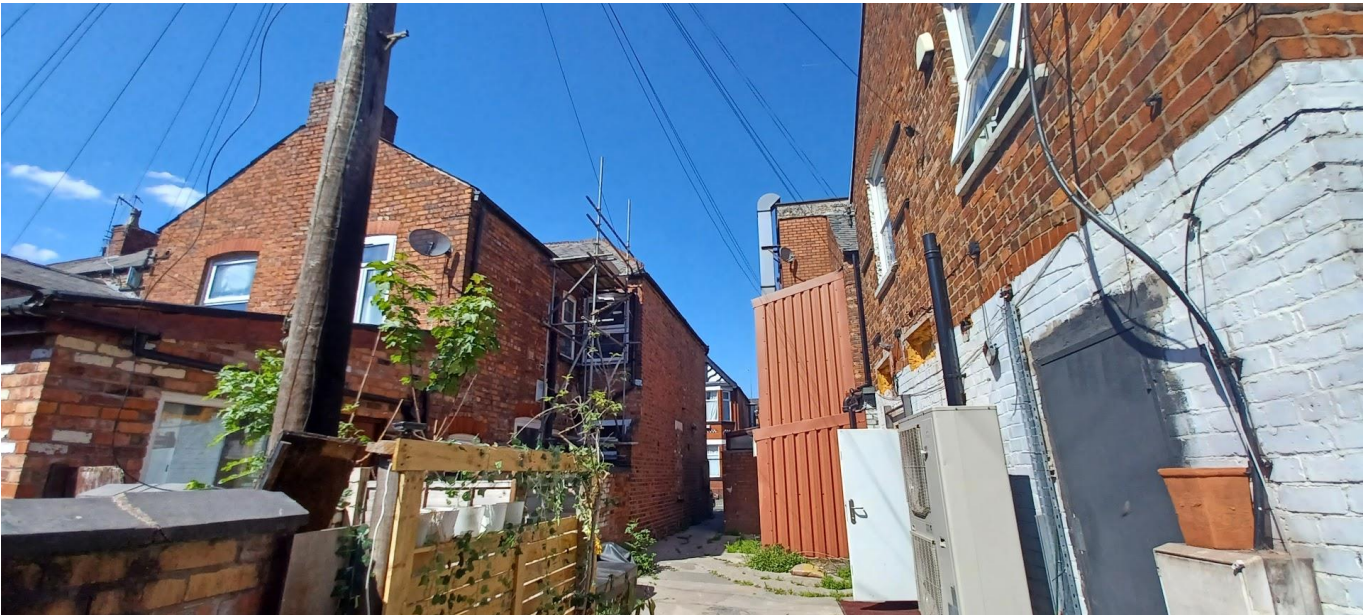
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced property of redbrick and red and white paint with a grey slate dual pitch roof and a gable end roof form to the front. The property features white uPVC windows, a glazed shopfront at ground floor level to its eastern elevation together with fascia level signage and an external roller shutter, a two-storey rear outrigger, and external stairs providing separate access to the upper floors of the property leading off the alleyway to the rear. The property appears to exhibit a Class E (commercial, business, and service) use at ground floor level. The use of the upper floors is unknown.







Description of area

This stretch of Wilmslow Road is located on the northern outskirts of Fallowfield District Centre, featuring a strong commercial precedent with a variety of shops, restaurants, and bars located within the near vicinity. Rows of terraced residential properties are located to the west of the application site, with Platt Fields Park located towards the north, and Fallowfield Student Accommodation located to the east across Wilmslow Road.

Description of development

The applicant is seeking permission for shop front alterations associated with the sub-division of the existing Class E retail unit into two Class E Units (Retail and Restaurant) with a flue to rear.

Planning history

018807 - Change of use from shop to restaurant – Approved (22.07.1983).

025408 - Illuminated fascia name sign – Approved (18.12.1985).

025406 - Construction of new shop front – Approved (18.12.1985).

030550 - New shop front and single storey extension rear of 3 shop units which are being combined into 1 shop unit – Approved (05.02.1988).

063622/FO/SOUTH1/01 - Formation of new access ramp to front and construction of enclosure to rear fire escape – Approved (12.02.2002).

064168/VO/SOUTH1/02 - CITY COUNCIL DEVELOPMENT Erection of gates to rear and side alleyways of Riga Road, Furness Road, Cawdor Road, Wilmslow Road, Mabfield Road, Frinton House, Hilltop Court, Langley Road – Approved (04.04.2002).

129397/FO/2021 - Subdivision of one retail unit into two retail units, with associated elevation alterations – Approved (12.04.2021).

130271/FO/2021 - Elevational alterations including the installation of a new shop front and rear extraction equipment in association with the subdivision of existing retail unit to create 2no. units, one to be E(b) restaurant with ancillary Sui Generis takeaway and second E(c)(i) Financial services office – Approved (16.07.2021).

CDN/22/0358 - Discharge of Condition 4 Noise and Condition 5 External Plant attached to planning permission reference 130271/FO/2021 – Refused (25.07.2022).

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

Environmental Health made no objection to the proposal, requesting conditions relating to the control of fumes, vapours and odours, hours of use, delivery, servicing, and collection hours, premises sound insulation, external plant, equipment, and servicing, and waste be attached to any approval.

Highways made no objection to the proposal, indicating that the proposed development will not result in any increase in commercial space, therefore, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise. Clarification was requested as to whether the proposal included a takeaway use at the site. The agent of the application confirmed no takeaway use is proposed.

Policies

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

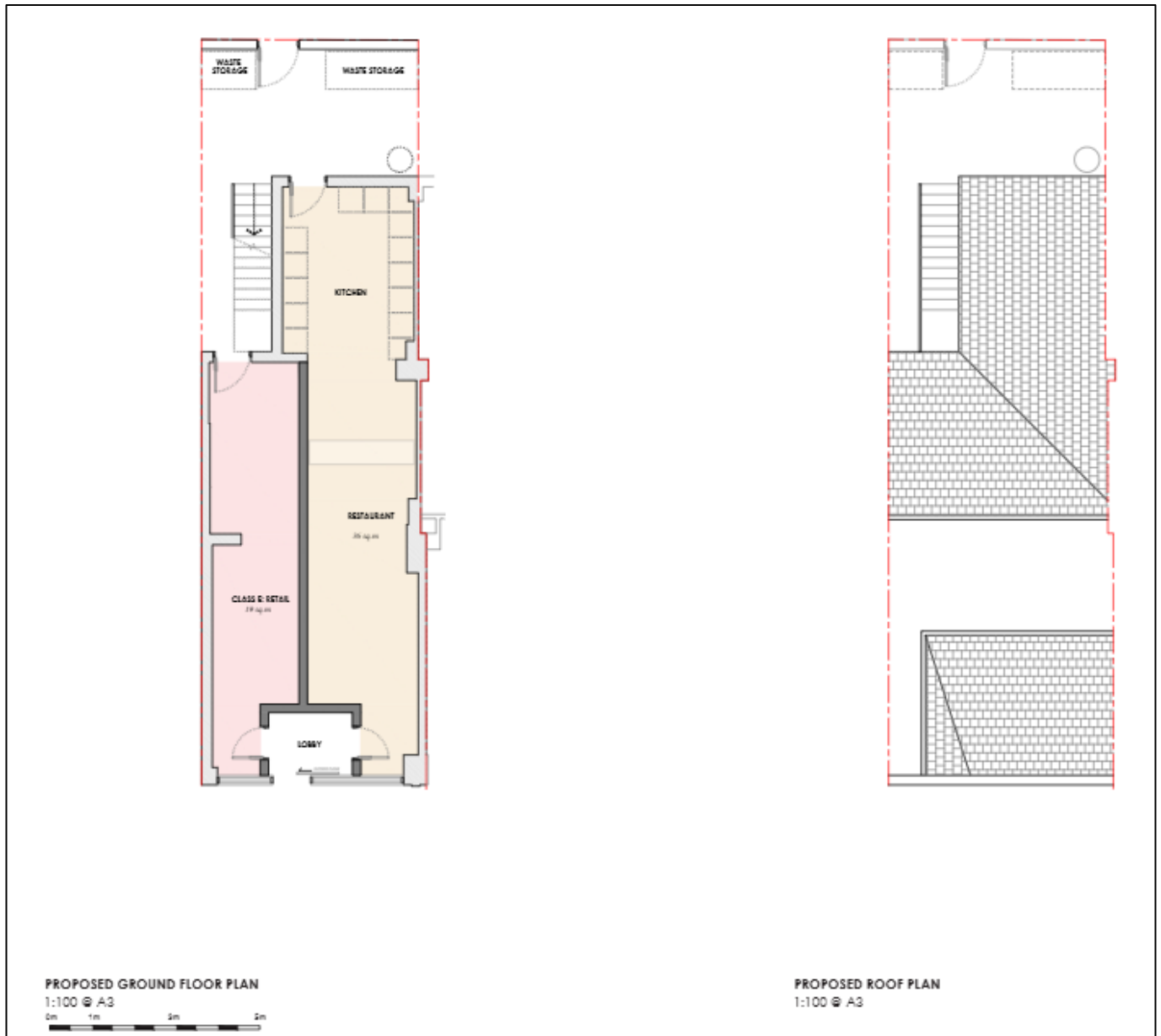
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places

Shopfront and Signage Design Guide



Submitted proposed plans



Submitted proposed elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context.

Principle – the principle of installing shopfront alterations in association with the sub-division of an existing Class E retail unit into 2no. Class E Units (Retail and Restaurant) together with a flue to the rear is acceptable, however, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Subdivision – the subdivision of the existing Class E retail unit at No.230 Wilmslow Road into 2no. Class E units consisting of 1no. retail unit and 1no. restaurant unit is considered acceptable given that this alteration is able to be carried out without the need to submit an application for planning permission.

Shopfront alterations – the proposal includes the installation of a new glazed shopfront comprising of 2no. panels of glazing together with 1no. glazed sliding door, located off-centre, facilitating access into an internal lobby area with separate entrances to the 2no. units. Though it would be preferable for the sliding door to be aligned centrally as this would provide a more appealing appearance to the building's Wilmslow Road frontage, this alteration is considered acceptable given that it would not be unduly harmful to the visual amenity of the area, with other commercial units along this stretch of the road also featuring similar offset entry points. The shopfront alterations therefore accord with the principles established under Manchester City Council's Shopfront and Signage Design Guide which indicates that 'new shopfronts and alterations to existing shopfronts should be considered in the context of the whole building and the street scene' with neighbouring shopfronts relating to each other in terms of siting, scale, design, definition, and use of materials, finishes, and colour.

To further safeguard the visual amenity of the area and ensure the appearance of the application property is acceptable, a condition requiring the submission samples and/or specifications of all materials to be used on all external elevations of the development has been attached, pursuant policies SP1 and DM1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework, and the Shopfront and Signage Design Guide.

Flue – the proposal also includes the installation of a canopy duct flue to the rear of the building, projecting off its two-storey rear outrigger. The extract flue would project approximately 0.769m rearwards from the building with a depth of 0.561m, a width of 0.66m, and a height of 6.351m, set 0.1m below the existing ridge of the host building, 0.3m above the existing ridge of the outrigger, and 2.546m above ground level. As such, it would largely be obscured from view, only being visible from specific viewpoints along Cawdor Road to the north as well as from the shared rear alleyways to the west.

Given the existing precedent for works of this type within this locale, with flues present to the rear of a number of the commercial properties present along this stretch of Wilmslow Road together with the proposed flue's reduced visibility within the street scene and public realm, this alteration to the application property is considered acceptable.

To safeguard the residential amenity of the area, a condition requiring the submission of a scheme to control fumes, vapours, and odours associated with the flue has been attached, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Hours of use – in their email correspondence dated to the 30th May, the agent of the application indicated that the retail unit would be open from 11am-11pm throughout the week, whilst the restaurant unit would be open from 12pm-11pm throughout the week. Environmental Health confirmed the acceptability of these hours in their email correspondence dated to the 11th June. This has been conditioned accordingly.

Deliveries, servicing, collections – in the interests of residential amenity, a condition restricting deliveries, servicing and collections, including waste collections, to the following hours has been attached:

Monday to Saturday: 07:30 to 20:00,
Sundays/Bank Holidays: No deliveries/waste collection

Waste – in their consultation response, Environmental Health requested a condition requiring the submission of an updated waste management scheme be attached to any approval.

However, given that the subdivision of the Class E unit could be undertaken without the need to submit an application for planning permission, to attach such a condition would be onerous and unreasonable. The aforementioned condition has therefore not been attached.

Parking and highways impact – Highways made no objection to the proposal, indicating that the proposed development will not result in any increase in commercial space, therefore, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise. The current parking arrangements would be unaffected by the proposal. These arrangements are considered acceptable, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Acoustic insulation – in their consultation response, Environmental Health requested a condition requiring the submission of an acoustic insulation scheme to limit the breakout of noise from the premises together with a noise study be attached to any approval. However, given that the subdivision of the Class E unit could be undertaken without the need to submit an application for planning permission, to attach such a condition would be onerous and unreasonable. The aforementioned condition has therefore not been attached.

External plant/equipment/servicing – in their consultation response, Environmental Health requested a condition requiring the submission of an acoustic scheme for any externally mounted ancillary plant, equipment, and servicing be attached to any approval. However, as no such equipment is proposed under this application, the aforementioned condition has not been attached.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon the visual and residential amenity of the area, waste storage, and parking as it broadly complies with policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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 policies 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Proposed Plans', numbered 'Sheet 4', stamped as received by the City Council as Local Planning Authority on the 23rd April 2025.

'Proposed Elevations', numbered 'Sheet 5', stamped as received by the City Council as Local Planning Authority on the 23rd April 2025.

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

3) Notwithstanding the details included within the documents listed under condition no.2 of this approval, no above-ground works shall commence unless and until samples and/or specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall be carried out in accordance with the approved details.

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, pursuant policies SP1 and DM1 of the Core Strategy and chapter 12 of the National Planning Policy Framework.

4) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning Authority before the use commences.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as Local Planning Authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 in the Manchester Core Strategy.

5) The retail unit, as shown on the drawing labelled 'Proposed Plans', numbered 'Sheet 4', shall not be open outside the following hours:

Monday to Sunday/Bank Holidays 11:00 – 23:00

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.

6) The restaurant unit as shown on the drawing labelled 'Proposed Plans', numbered 'Sheet 4', shall not be open outside the following hours:

Monday to Sunday/Bank Holidays: 12:00 – 23:00

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.

7) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday: 07:30 to 20:00,
Sundays/Bank Holidays: No deliveries/waste collection

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.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email [-highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk).

2) To discharge condition 4, the applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.

3) Information for Developers guidance documents can be downloaded using 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

Highway Services
Environmental Health

Ground Floor And Basement, 224 Wilmslow Road, Manchester, M14 6LE
Flat 3, 224 Wilmslow Road, Manchester, M14 6LE
228A Wilmslow Road, Manchester, M14 6LE
Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Tutors Flat 7, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat 4, 224 Wilmslow Road, Manchester, M14 6LE
Flat 1, 224 Wilmslow Road, Manchester, M14 6LE
Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 54, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Tutors Flat 4, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD
1 Cawdor Road, Manchester, M14 6LG
Top Flat, 234 Wilmslow Road, Manchester, M14 6LE
234 Wilmslow Road, Manchester, M14 6LE
228 Wilmslow Road, Manchester, M14 6LE
Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 39, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 40, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
236 - 238 Wilmslow Road, Manchester, M14 6LE
226 Wilmslow Road, Manchester, M14 6LE
Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
2 Furness Road, Manchester, M14 6LY
Flat 2, 224 Wilmslow Road, Manchester, M14 6LE
Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
232 Wilmslow Road, Manchester, M14 6LE
224 Wilmslow Road, Manchester, M14 6LE
Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
232A Wilmslow Road, Manchester, M14 6LE

Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Tutors Flat 6, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD
3 Cawdor Road, Manchester, M14 6LG
2A Furness Road, Manchester, M14 6LY
First Floor, 226 Wilmslow Road, Manchester, M14 6LE
Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 55, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Tutors Flat 5, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Fallowfield Central)
Area Team Boundary - Name: SOUTH AREA