

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142123/FO/2025
Date registered valid: 17 March 2025
Proposal: Change of use of existing public house (Sui Generis), to a community centre (Use Class F2(b))
Address: Friendship Tavern, 786 - 788 Hyde Road, Manchester, M18 7JD
Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr. Riaz
Agent (if any): Mr Muthahar Khan Studio Tashkeel Architecture
Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Withdrawn
Date of recommendation: 14 May 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 4 April 2025 Expired: 27 April 2025

Neighbour notifications

Printed: 4 April 2025 Expired: 27 April 2025

Site notice

Posted: Expired:

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:

Tree Preservation Order:

Withdrawn by email dated 14 May 2025

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: Withdrawn

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

2A Thornwood Avenue, Manchester, M18 7HW
792 Hyde Road, Manchester, M18 7JD
Flat 2, 15 Woodland Road, Gorton, Manchester, M18 7HS
Flat 1, 15 Woodland Road, Gorton, Manchester, M18 7HS
4 Thornwood Avenue, Manchester, M18 7HW
2 Thornwood Avenue, Manchester, M18 7HW
PureGym, Wall Way, Manchester, M18 7LN
7 Friendship Avenue, Manchester, M18 7HH
790 Hyde Road, Manchester, M18 7JD
Flat Above, 780 Hyde Road, Manchester, M18 7JD
774 Hyde Road, Manchester, M18 7JD
First Floor Flat, 778 Hyde Road, Manchester, M18 7JD
Ground Floor Flat, 778 Hyde Road, Manchester, M18 7JD
774A Hyde Road, Manchester, M18 7JD
778 Hyde Road, Manchester, M18 7JD
20 Friendship Avenue, Manchester, M18 7HH
Flat At, Friendship Tavern, 786 - 788 Hyde Road, Manchester, M18 7JD
First Floor, 782 Hyde Road, Manchester, M18 7JD
Ground Floor, 782 Hyde Road, Manchester, M18 7JD
782 Hyde Road, Manchester, M18 7JD
12A Woodland Road, Gorton, Manchester, M18 7HS
Flat 3, 776 Hyde Road, Manchester, M18 7JD
Flat 2, 776 Hyde Road, Manchester, M18 7JD
Flat 1, 776 Hyde Road, Manchester, M18 7JD
9 Friendship Avenue, Manchester, M18 7HH
784 Hyde Road, Manchester, M18 7JD
776 Hyde Road, Manchester, M18 7JD
14 Friendship Avenue, Manchester, M18 7HH
Curry Pot, 780 Hyde Road, Manchester, M18 7JD
4 Friendship Avenue, Manchester, M18 7HH
2 Friendship Avenue, Manchester, M18 7HH
2A Friendship Avenue, Manchester, M18 7HH
8 Friendship Avenue, Manchester, M18 7HH
6 Friendship Avenue, Manchester, M18 7HH
5 Friendship Avenue, Manchester, M18 7HH
3 Friendship Avenue, Manchester, M18 7HH
22 Friendship Avenue, Manchester, M18 7HH
18 Friendship Avenue, Manchester, M18 7HH
16 Friendship Avenue, Manchester, M18 7HH
12 Friendship Avenue, Manchester, M18 7HH
11 Friendship Avenue, Manchester, M18 7HH
10 Friendship Avenue, Manchester, M18 7HH
1 Friendship Avenue, Manchester, M18 7HH

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA