

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142279/FO/2025

Date registered valid: 28 February 2025

Proposal: Elevational alterations with the construction of a 1.5 sqm extension for replacement drive thru booths, finished with aluminium cladding and the redecoration of window frames and doors and associated works

Address: Mcdonalds Restaurant, 643 Altrincham Road, Manchester, M23 9AA

Ward(s): Baguley Ward

Applicant: McDonald's Restaurants Limited

Agent (if any): Mrs Sarah Carpenter, Planware Limited

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6th May 2025



Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 9 April 2025

Standard consultations:

Printed: 7 March 2025 Expired: 28 March 2025

Neighbour notifications

Printed: 7 March 2025 Expired: 28 March 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

The application site relates to an existing free standing restaurant/take away with drive through sales facility and car parking area for up to 47 car parking spaces which includes two accessible bays and grill bays. The site is located in the Baguley ward area of Manchester situated on Altrincham Road.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature.

Description of development

The applicant is seeking planning permission for elevational alterations with the construction of a 1.5 sqm extension for replacement drive thru booths, finished with aluminium cladding and the redecoration of window frames and doors and associated works

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services – had concerns to the initial submission of the CMP, following revised submission, comments as follows;

PARKING:

- It is understood that the numbers have been added to the car park for customers who order in advance and will sit in a numbered waiting for food to be delivered to the car. It is noted that there is no change to the usage of the spaces and enables operational food deliveries at front of house. This is acceptable in principle.
- All general bays are available as existing to customers at the restaurant.

CMP:

- A maximum of 9no. vans will be onsite from 7.00am to 6.00pm.
- It is noted that 1no. delivery articulated lorry will arrive to the site for the deliveries of furniture. The drive-thru facility will be closed on the morning for this delivery. All other deliveries are to be made by 7.5 tonne lorries.
- Applicant has confirmed that banksmen will be present to assist with vehicular movement in and out of the site.
- Applicant has agreed that no loading, unloading or waiting will be permitted on the public highway.
- Applicant has confirmed that storage areas will be provided within the site and not impact vehicular movement.
- It is noted that deliveries to the site are to be scheduled for 9:00 to midday and 2.00pm-4.00pm to avoid peak drive thru times.

Plan 1 – Full Store Closure

- Pedestrian access gate opens inward away from the highway, which is accepted by Highways.

Plan 2 – Drive Thru Trading Only

- Opening of the pedestrian gate should be managed appropriately and not impact vehicles accessing the drive-thru facility.
- 1no. holding bay is to be provided for vehicles for larger orders.

Highways have concerns with the drive thru facility operating whilst construction works is on-going and may impact the highway with vehicles accessing the drive-thru potentially backing up on to the adopted Highway.

Appropriate signage should be provided during Phase 2 to inform drivers/customers arriving to the site that the store will trade drive thru only.

It is anticipated that there will be a high level of drive-thru usage at the site given that the store will trade drive thru only. Further justification is required that cars will not back up onto the highway.

INFORMATIVES:

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Policy and Issues

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

- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan. Strategy

JP-Strat9: Southern Areas

This policy outlines the spatial strategy for the Southern Areas of the City Region which includes Southern areas of Manchester.

We consider this proposal to accord with the principles of this policy.

Sustainable and Resilient Places

JP-S1: Sustainable Development

This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

We consider this proposal to accord with the principles of this policy.

Principle of the Proposal

The principle of the proposal is acceptable in that the applicant proposes to improve and enhance the premises and the way it functions. Notwithstanding this, consideration must be given to the proposed developments design and appearance and to the proposal's impact upon existing levels of residential amenity.

Site History relating to 643 Altrincham Road

125752/AO/2019

Recv: 17.12.2019

Application Approved - 10.02.2020

McDonalds Restaurant, 643 Altrincham Road, Manchester, M23 9AA,

Installation of 4no internally illuminated 2.1 metre high digital menu boards

136457/FO/2023

Recv: 10.03.2023

Application Approved - 04.05.2023

McDonalds Restaurant , 643 Altrincham Road, Manchester, M23 9AA

Installation of 2 no. rapid electric vehicle charging stations and associated equipment within the existing car park

CDN/17/0358

Recv: 21.06.2017

Application Approved - 06.07.2017

McDonalds Restaurant , 643 Altrincham Road, Manchester, M23 9AA

Discharge of condition 6 (acoustic fence maintenance) from planning approval reference 115326/FO/2017

119345/AO/2018

Recv: 12.03.2018

Application Approved - 01.05.2018

McDonalds Restaurant, 643 Altrincham Road, Manchester, M23 9AA,

Installation of five internally illuminated fascia signs and relocation of existing signage

119344/FO/2018

Recv: 12.03.2018

Application Approved - 01.05.2018

McDonalds Restaurant, 643 Altrincham Road, Manchester, M23 9AA,

Alterations to roof and installation of automated sliding entrance door ,

101831/FU/2013/S2

Recv: 07.03.2013

Application Temporarily Approved - 19.04.2013

Land To The Rear Of McDonalds Restaurant Adjacent To 641 Altrincham Road, Baguley

Formation of a temporary community garden on part of the site for a period of five years, including the provision of non-permanent planters for growing fruit and vegetables, composting bays and a storage container

114814/FO/2016

Recv:

Application Returned -

McDonalds Restaurant, 643 Altrincham Road, Manchester, M23 9AA,

Erection of extension and elevational alterations; reconfiguration of drive through and car park, with associated works; and installation of height restrictor, and free-standing customer ordering unit with canopy

114815/AO/2016

Recv: 05.01.2017

Application Approved - 28.02.2017

McDonalds Restaurant, 643 Altrincham Road, Manchester, M23 9AA,

Installation of 1 no. non illuminated directional sign and 4 no. relocation of internally illuminated rotating signs

115326/FO/2017

Recv: 01.03.2017

Application Approved - 16.06.2017

McDonalds Restaurant, 643 Altrincham Road, Manchester, M23 9AA,

Reconfiguration of drive-thru to include alterations to the access/egress, associated works to the car park and installation of two customer ordering points; installation of acoustic fence and retaining wall; elevational alterations to building, including installation of new entrance door.

092413/AO/2010/S2

Recv: 15.02.2010

Application Approved - 07.04.2010

McDonalds Restaurant, 674 Altrincham Road, Baguley, Manchester, M23 9AA,

Various signs in line with refurbishment - 3 fascias, 4 freestanding, 4 banners, 3 freestanding and 1 wall mounted and 1 customer order display

092412/FO/2010/S2

Recv: 15.02.2010

Application Approved - 13.04.2010

McDonalds Restaurant, Altrincham Road, Baguley, Manchester, M23 9AA,
Elevational alterations to include alterations to roof as part of refurbishment of existing restaurant/drive through and associated fencing,

096258/JO/2011/S2

Recv: 10.05.2011

Application Approved - 10.08.2011

McDonalds Restaurant, Altrincham Road,, Baguley,
Application to vary condition No. 3 attached to planning application 056014/FO/SOUTH3/99 to allow the premises to open between the hours of 06.00 to 23.30 Sunday to Thursday and 06.00 to 24.00 Friday and Saturday

056014/FO/SOUTH3/99

Recv: 29.01.1999

Application Approved - 14.01.2000

The Royal Oak Public House,, Altrincham Road,, Baguley,
Erection of a single storey restaurant facility after demolition of existing public house

056016/AO/SOUTH3/99

Recv: 29.01.1999

Application Approved - 30.09.1999

The Royal Oak Public House,, Altrincham Road,, Baguley,
Construction of illuminated 7m. high pole sign

057517/AO/SOUTH2/99

Recv: 08.09.1999

Application Withdrawn - 18.02.2000

Royal Oak Public House Site,, Altrincham Road,, Baguley,
Illuminated low level signage

056017/AO/SOUTH3/99

Recv: 29.01.1999

Application Approved - 30.09.1999

The Royal Oak Public House,, Altrincham Road,, Baguley,
Installation of illuminated roof mounted corporate signage and wall logo

038638

Recv: 06.02.1991

Application Approved - 11.07.1991

The Royal Oak,, Altrincham Road, Wythenshawe, BROOKLANDS,
(i) Various externally illuminated wall mounted signs (ii) One free standing externally illuminated gentry sign

027995

Recv: 10.11.1986

Application Approved - 18.12.1986

Royal Oak Public House, Altrincham Road, Wythenshawe, BROOKLANDS,
A) One illuminated post sign B) One illuminated "Sports" sign on front elevation C) Two illuminated "Sports" signs, one on East elevation and one on West elevation D) One illuminated "Open House" sign on front elevation

056015/FO/SOUTH3/99

Recv: 29.01.1999

Application Approved - 14.01.2000

The Royal Oak Public House,, Altrincham Road,, Baguley,
Erection of a single storey restaurant facility after demolition of existing public house

Residential Amenity

The applicant is seeking planning permission for elevational alterations with the construction of a 1.5 sqm extension for replacement drive thru booths, finished with aluminium cladding and the redecoration of window frames and doors and associated works

The main customer entrance is located on the east elevation facing towards the car park. This effectively forms the front of the restaurant with the serving bays located north of the site, storage area south of the site with additional land for car parking.

The 'drive-thru' facilities are positioned on the southern elevations of the building. The vehicular access is taken from the north of the site, i.e. from Altrincham Road, with a circulation route around the building and exiting back onto Altrincham Road.

The alterations to the front would see a respray of all glazing frames in Grey Ral 7022. On the external serving booths, these would see the removal of the projecting bays replaced with new presenter booth window in grey PPC alu Ral 7022 with applied vinyl graphic 'COLLECT' text and grey PPC alu faced insulated infill panel to lower portion of booth. A new cash window in grey PPC alu RAL 7022 with applied vinyl graphic 'PAY' text and grey PPC alu faced insulated infill panel to lower portion of booth. The location of the entrance to the front would remain unchanged for customers although the door would be resprayed grey RAL 7022 internally and externally. In addition, existing Corral gates to the south elevation of the site would be resprayed grey RAL 7022.

There would be a change in the 'Grill Bay' floor markings to hatch markings, however, the number of car parking spaces will remain unchanged.

Design and appearance

The design and appearance of the external area is considered acceptable and is detailed as what is normally expected of such improvements and would enhance the outlook of the external areas to the whole site.

The materials proposed are set to match those of the existing restaurant. It is not anticipated that the proposed development, will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining and surrounding properties.

Highways

Highways had initial concerns about the construction management of the site whilst works were being undertaken and the trade by drive thru only. A condition has been attached for the updated CMP and an informative has been attached.

Bin Storage

The existing arrangements are unaffected by the proposal, however in relation to the construction works, a skip will be provided for waste storage within the site.

Car Parking

No changes to car parking arrangements although the marked grill bays would be hatched in yellow thermoplastic material and not numbered. This is considered to be an acceptable change.

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. No significant problems have arisen during the consideration of this application.

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 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 on 28th February 20525 numbered 14199_AEW_1062_0002 Proposed Block Plan

Received on 28th February 20525 numbered 14199_AEW_1062_0004 Rev B Proposed Site plan

Received on 28th February 20525 numbered 14199_AEW_1062_0005 Rev A Existing and Proposed Elevations

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.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to Policy DM1 of the Manchester Core Strategy.

4) The works hereby approved, should be carried out in line with the Construction Management Plan as submitted to the local planning authority on 24th April 2025 via email including updated email received 24th April 2025.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Informatives

1) LSBUD Ref: 36644933

If your application affects one of our high pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed.

In order to help prevent damage to our asset/s, please add the following Informative Note into the Decision Notice:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High Pressure Major Accident Hazard Pipeline (MAHP)

The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

Partington - Stockport has an 8 metre Building Proximity Distance

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution

Your responsibilities and obligations

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection.nw@cadentgas.com quoting your reference at the top of this letter.

Highways

Appropriate signage should be provided during Phase 2 to inform drivers/customers arriving to the site that the store will trade drive thru only.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services

59 Brookcot Road, Manchester, M23 1DS
22 Spark Road, Manchester, M23 1DR
The Bideford Centre, Bideford Drive, Manchester, M23 0QN
77 Brookcot Road, Manchester, M23 1DS
71 Brookcot Road, Manchester, M23 1DS
65 Brookcot Road, Manchester, M23 1DS
28 Spark Road, Manchester, M23 1DR
647 Altrincham Road, Manchester, M23 9AA
645 Altrincham Road, Manchester, M23 9AA
641 Altrincham Road, Manchester, M23 9AA
79 Brookcot Road, Manchester, M23 1DS
75 Brookcot Road, Manchester, M23 1DS
73 Brookcot Road, Manchester, M23 1DS
69 Brookcot Road, Manchester, M23 1DS
67 Brookcot Road, Manchester, M23 1DS
63 Brookcot Road, Manchester, M23 1DS
61 Brookcot Road, Manchester, M23 1DS
57 Brookcot Road, Manchester, M23 1DS
55 Brookcot Road, Manchester, M23 1DS
26 Spark Road, Manchester, M23 1DR
24 Spark Road, Manchester, M23 1DR
20 Spark Road, Manchester, M23 1DR
18 Spark Road, Manchester, M23 1DR
16 Spark Road, Manchester, M23 1DR

14 Spark Road, Manchester, M23 1DR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA