

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141669/FO/2024
Date registered valid: 14 January 2025
Proposal: Change of use of retail (Class E) at the ground floor into Launderette (Sui Generis) with seating with an extraction flue to the rear and elevational alterations including replacement shop front
Address: 814 Hyde Road, Manchester, M18 7JD
Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Hashim Haroon
Agent (if any): Mr V Alyas Architek
Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 2 May 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 21 January 2025 Expired: 11 February 2025

Neighbour notifications

Printed: 11 April 2025 Expired: 19 April 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: No

Tree Preservation Order: No

This application relates to a two storey, mid terraced property, close to the junction of Hyde Road, a busy radial route, and Abbeywood Avenue. The property is currently vacant having been last used as a post office with residential accommodation above.

The immediate area is mixed use in nature, comprising a combination of small shop units and two storey, terraced dwellinghouses. The side roads off Hyde Road are predominantly residential in character. The terrace, on which the property is situated contains a mixture of retail shops, offices and a hot food takeaway, as well as some vacant shop units with roller shuttered frontages. Some of the units have been converted to residential accommodation, including the adjacent property (812 Hyde Road). Opposite the site on the other side of Hyde Road, is Debdale Park and a small commercial complex including a McDonalds restaurant.

Planning permission has recently been granted, at the property, for external alterations, to the front and rear of the premises, including replacement windows, new shop front and additional door, and the erection of a rear dormer extensions, in connection with the use of the premises as a ground floor retail unit (Class E) and residential flat on the upper floors (138301/FO/2023 - Approved 28 February 2024).

It is now proposed to change the use of the ground floor from a Class E retail use to a launderette (Sui Generis use) operating from 9am to 8pm 7 days a week.

At present, on the front elevation, there is a single door, which serves both the shop and living accommodation, and it is proposed to amend the shop front to create separate entrances to the shop and living accommodation. This reflects the previously approved shop front change authorised by planning permission ref: 138301/FO/2023. Also, whilst the planning application does not relate to the upper floor accommodation, plans have been submitted, which reflect the layout previously approved of a single upper floor flat.

The proposal also includes the installation of an extraction flue to the rear of the premises, although this is mostly located within the existing building with only a cowl visible on top of the existing chimney.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services - Make the following comments:

TRIP GENERATION AND JUNCTION CAPACITY:

In comparison to the existing use, the level of trips generated by the proposed change of use is not anticipated to be dissimilar and as such no highways concerns are expected.

SITE ACCESSIBILITY:

The site is reasonably accessed by sustainable modes.

PARKING AND ACCESS:

There is no on-site car parking provision associated with the proposed change of use. As such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street. The proposed change of use is not expected to give rise to a significant increase in on street parking demand in comparison to the site's existing use.

CYCLE PARKING:

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles

BOUNDARY TREATMENTS:

The proposed spiral duct is located to the rear of the site within the red-line boundary.

REFUSE AND SERVICING:

A refuse storage area will be provided in a covered area within the rear yard of the site. This is considered to be appropriate in ensuring no obstruction on the adjacent highway.

Private contractors are to collect waste for the proposed laundrette. The shop manager/trained staff will relocate refuse bins to the collection point at the rear alleyway for servicing. This is acceptable in principle from a Highways perspective.

Highways request that refuse servicing takes place outside of the peak hour period.

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any permission, in relation to fumes, hours as applied for, deliveries, acoustic insulation, external plant and refuse.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning

system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN19 relates to waste and states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy E3.3 relates to sites along radial routes, which includes Hyde Road, and seeks to ensure that all new development, along these routes, is of the highest quality.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise.
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

The Shopfront and Signage Design Guide Supplementary guidance was approved in 2024 and states how shopfronts should reflect and respond positively to the architectural expression and proportions of the existing building and in the interest of a cohesive street scene, shopfronts should relate to one another in terms of siting, scale, design, definition and the use of materials, finishes and colour.

In this case the proposed change, to the shop front is considered to be of a relatively minor nature, mainly relating to the introduction of an additional door, in the front elevation, which replicates that authorised by the previous permission. It is not considered that this significantly alters the relationship of the shopfront to the building or its surroundings.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-C8: Transport Requirements of New Development

JP-P1: Sustainable Places

Principle of development/scope of works - The authorised use, of the premises, is as a retail unit, at ground floor level, with a residential flat above, and the proposed external alterations, at the front of the building, largely reflect those allowed by the previous permission (138301/FO/2023), which has not been implemented to date. The key new aspects, of this application, are therefore the proposed ground floor laundrette use and the proposed external flue at the rear. A laundrette use is generally considered to be appropriate in retail locations, subject to assessment of the impact of the use, upon nearby residential accommodation.

Residential amenity - To the east, of the application site, there are 2 additional retail units, and there are also a number of other retail properties on this section of Hyde Road, in a long established local shopping centre, where some of the properties have now been converted into residential uses. In particular, the adjoining property (812 Hyde Road) is now in a residential use, and there are residential uses to the rear and above some of the commercial units on this row of properties.

A laundrette can potentially have a greater impact on residents, than some retail uses, particularly due to noise from the operation of the washing machines. However, Environmental Health Officers consider that this can be addressed by the imposition of conditions, particularly in relation to requiring the acoustic insulation of the premises, in order to reduce noise breakout

and hours of operation. In addition, the site lies in a busy location, on a main radial route, where other commercial uses are prevalent, and where there is already significant activity. On balance, and subject to the imposition of the recommended conditions, it is considered that a laundrette use can be accommodated in this location.

External alterations - At the front of the property, the elevational alterations are of a relatively minor nature and mainly relate to the introduction of an additional door, in the front elevation, which replicates that authorised by the previous permission, and which is to provide access to the upper floor flat. External shutters are also indicated, and a condition is proposed regarding their design and appearance.

At the rear a new extraction flue is proposed. Originally, this was on the large side, running alongside and rising above the existing two storey rear outrigger and also being positioned adjacent to the rear bedroom window, of the property. However, the proposal has been revised, and the flue is mostly located within the existing building, with only a cowl visible on top of the existing chimney, which is below ridge height. The proposed extraction flue is therefore considered to be acceptable.

Transport and Parking Issues - The proposal represents the conversion of a retail use, to a laundrette, which is not expected to be a dissimilar use, in relation to vehicular activity, and parking demands, at the site. Also, the site is located in a highly accessible location and Highways raise no objection to the proposed use in this regard.

Cycle spaces - There is no change to the existing arrangements with a secure yard area provided, where cycles can be stored. On this basis a condition to require the submission of cycle storage arrangements is considered to be onerous.

Flood Risk - The site does not lie within a flood zone.

Use of upper floors - In terms of the use of the building, this application relates to the ground floor only, with no changes indicated to the upper floor accommodation, which is authorised for use as a single flat and which is confirmed in the submitted drawings.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner. In addition, the applicant has agreed to suggested pre-commencement conditions.

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:

Waste Management Strategy, stamped as received by the City Council, as Local Planning Authority, on 4 December 2024.

Drawings numbered A101 rev P1, A102 rev P4, A105 rev P4 and A106 rev P4, stamped as received by the City Council, as Local Planning Authority, on 8 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 and saved policy E3.3 of the Unitary Development Plan for the City of Manchester.

3) The materials used to construct the external elevations of the development hereby approved shall match the existing property, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy E3.3 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The development shall not be operational outside the hours of:

Monday to Sunday, 09:00 to 20:00.

Reason -To safeguard the amenities of the occupiers of nearby residential accommodation once the development is operational, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

5) Deliveries, servicing and / or waste collections shall be undertaken outside the hours of:
Monday to Saturday - 7.30 am to 8.00 pm;
Sunday and Bank Holidays - No deliveries, servicing and / or waste collections

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan

6) Notwithstanding the documentation referenced in condition no.2, 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. The development shall have refuse storage space for segregated waste collection and recycling and internal and external storage areas are required. 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. EN19 and DM1 of the Manchester Core Strategy.

7) 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.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

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 of the Manchester Core Strategy.

8) 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 will 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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

9) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of

5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1, of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

10) Notwithstanding the details indicated on the approved drawings, details of any new/replacement roller shutters shall be submitted to and approved in writing by the City Council as Local Planning Authority before they are installed. The development shall then only be constructed in accordance with these 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 within which the site is located, pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy and saved policy E3.3 of the Manchester Core Strategy

11) Notwithstanding the details indicated on the approved plans, no illuminated fascia signage is authorised by this planning permission.

Reason - The introduction of illuminated signage on site would require an application for advertisement consent, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy E3.3 of the Unitary Development Plan for the City of Manchester.

12) Before first occupation of the launderette hereby approved, the proposed bathroom window in the south east side elevation of the existing outrigger at ground floor level, on plan refs: A105 rev.P4 and A106 rev P4, stamped as received by the City Council, as Local Planning Authority, on 8 April 2025, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1) 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 pedestrian and traffic 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
Environmental Health

Flat 3, 812 Hyde Road, Manchester, M18 7JD
Flat 2, 812 Hyde Road, Manchester, M18 7JD
Flat 1, 812 Hyde Road, Manchester, M18 7JD
818 Hyde Road, Manchester, M18 7JD
816 Hyde Road, Manchester, M18 7JD
1 Abbeywood Avenue, Manchester, M18 7JZ

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