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Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

10 October 2024

Dear Sir/Madam

Application for Full Planning Permission under the Town & Country Planning Act 1990 for the “*Change of Use of Part of Existing Floorspace to Create a Hot Food Takeaway (sui Generis) in Association with Existing Operation, Together with Single Storey Extension to Create Chiller Compound, Fume Extraction Flue and External Plan Equipment*” at MFG Levenshulme Service Station, 1081 Stockport Road, Manchester, M19 2RE

I act on behalf of Motor Fuel Group (MFG), and I am instructed to submit an application to your authority for full planning permission for the “*Change of use of part of existing floorspace to create a hot food takeaway (sui generis) in association with existing operation, together with single storey extension to create chiller compound, fume extraction flue and external plan equipment and associated works*” at MFG Levenshulme Service Station, 1081 Stockport Road, Manchester, M19 2RE.

This is a revised application following withdrawal of application 14015/FO/2024 (and withdrawal of earlier application 136176/FO/2023) and has been submitted with additional information to address the outstanding issues previously raised, primarily relating to clarification on noise and highway matters and also flue location plus a few other matters.

The Application

This planning application has been submitted via the Planning Portal (Ref: PP-13091626) and is submitted with the following supporting information:

- 1) Planning Application Forms, signed and dated;
- 2) Relevant Ownership Certificate and Agricultural Land Declaration;
- 3) Planning Statement dated October 2024, prepared by JMS Planning;
- 4) Noise Impact Assessment prepared by EEC dated October 2024 (ref: EEC/EC19819-6) consolidated to address all issues previously raised;

- 5) Transport Technical Note prepared by Bellamy Roberts dated 17 September 2024 (ref: MT/RK/6095/TS2) also consolidated to address all issues previously raised;
- 6) Odour Risk Assessment prepared by SLR dated 17 May 2024 (ref: 410.065921.00001);
- 7) Site Management Plan prepared by JMS Planning on behalf of MFG dated October 2024;
- 8) Waste Management Strategy completed form;
- 9) Drawings prepared by MBH Design Studio, as follows:
 - a. Location Plan (ref: 13671-LP);
 - b. Block Plan (ref: 13671-BP);
 - c. Existing Site Plan (ref: 13671-PO1A);
 - d. Proposed Site Plan (ref: 13671-PO2 Rev C);
 - e. Existing Sales Building Layout (ref: 13671-PO3);
 - f. Existing Sales Building Elevations (ref: 13671-PO4);
 - g. Proposed Sales Building Plan (ref: 13653-PO5 Rev E);
 - h. Proposed Sales Building Elevations (ref: 13671-PO6 Rev B); and
 - i. Proposed Sections (ref: 13671-PO7 Rev B).

The application seeks the creation of a new hot food takeaway offer within the existing sales building at MFG Levenshulme Service Station, 1081 Stockport Road, Manchester, M19 2RE.

The National Planning Policy Framework identifies the need for planning positively for sustainable development and creating the conditions in which businesses can invest, expand and adapt. Significant weight is placed on the need to support sustainable economic growth and to allow for new and flexible working practices.

This proposal seeks to make the most efficient use of the site and provide an enhanced retail offer for motorists and surrounding residents complementing the existing offer on the site.

It could be argued that a material change of use will not occur as a result of the proposals and the proposed hot food takeaway use will be ancillary in nature due to the severance and environmental impact test. In addition, the hot food takeaway offer takes up only a small proportion of the existing floorspace within the sales building which is currently underutilised. Notwithstanding, planning permission is sought as a technicality.

The proposed use will operate in a similar manner to other concessions found in petrol stations including Costa Express which operates on this site, providing quality takeaway hot drinks, or Subway found in many petrol station sites countrywide without causing any adverse impacts. Customers of the proposed hot food takeaway offer are anticipated to predominantly be customers/motorists of the petrol filling station, who have come into the shop to pay for fuel and purchase other small items or are waiting whilst their cars charge on site.

There will be very minor changes to the physical appearance of the site with the addition of a freezer/chiller unit and additional plant which has been sensitively located adjacent to existing plant with the proposed new flue now relocated from the frontage to reduce its visual impact.

Detailed consideration has been given to residential amenity and the application is submitted with a Noise Report (updated to incorporate all responses to LPA comments to date) confirming the proposal is acceptable in noise terms, with appropriate attenuation in place.

An Odour Assessment has also been submitted with the application which confirms that appropriate plant will be installed to ensure appropriate odour control.

Similarly, transport information (with all information consolidated into the latest report including tracking plans) has been submitted confirming the site is acceptable in highway safety terms.

Accordingly, all previous comments have been addressed and there are no impacts on residential amenity, transport or heritage and the retail issues have been addressed.

Overall, it is considered that the application proposal will enhance the site's offer, being complementary to the main petrol filling station use, but will provide an upgraded product range in line with expectations of the modern motorist. The proposals are in accordance with the NPPF and Development Plan making best use of existing, surplus, floorspace and meeting the needs and expectations of motorists.

On the basis of the above it is respectfully requested that planning permission is forthcoming for the proposal.

We would be grateful for acknowledgement of this planning application marked for the attention of Jackie Ford at jackie@jmsplanning.com or on 07770 328674.

Yours faithfully



Jackie Ford
JMS Planning & Development

Encs