

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134882/FO/2022

Date registered valid: 9 September 2022

Proposal: Change of use from retail (Class E) to a hot food take-away (sui generis)

Address: 159A Princess Road, Manchester, M14 4RE

Ward(s): Moss Side Ward

Applicant: Mr Badr Mussa 159 A Princess Road, Manchester, M14 4RE

Agent (if any): Mr Abdul Patel Architectural Aesthetics 158 Seymour Grove, Manchester, M16 9GR

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 6 December 2022

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: November 2022

Standard consultations:

Printed: 14 September 2022 Expired: 5 October 2022

Neighbour notifications

Printed: 14 September 2022 Expired: 5 October 2022

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The application is withdrawn. The applicant is now proposing to implement the permitted change from retail to restaurant Class E. The agent has been advised that there may still be the requirement of an application should there be any flues or adverts proposed that could require planning permission.

Recommendation: Withdrawn

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

159B Princess Road, Manchester, M14 4RE
90 Hartington Street, Manchester, M14 4RQ
86 Hartington Street, Manchester, M14 4RQ
82 Hartington Street, Manchester, M14 4RP
163 Princess Road, Manchester, M14 4RL
88 Hartington Street, Manchester, M14 4RQ
159 Princess Road, Manchester, M14 4RE
87 Hartington Street, Manchester, M14 4RQ
85 Hartington Street, Manchester, M14 4RQ
81 Hartington Street, Manchester, M14 4RP
161 Princess Road, Manchester, M14 4RL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA