MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145267/FO/2026
Date registered valid:	24 February 2026
Proposal:	Retention of modular self-service launderette facility and associated works.
Address:	Morrisons , 1 Lime Square, Ashton Old Road, Manchester , M11 1ND
Ward(s):	Clayton & Openshaw Ward
Applicant:	Mrs Jessica Jones ME Group International Plc
Agent (if any):	Plande - Planning Consultants
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 March 2026

Standard consultations:
Printed: 17 March 2026 Expired: 9 April 2026

Neighbour notifications
Printed: 27 February 2026 Expired: 20 March 2026

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

Description of area



Fig.1 – Views of the application site

This application relates to a section of footpath that is adjacent to the rear (northern) elevation of Morrisons Supermarket. The site is also adjacent the Lime Square [District] Centre car park. This application seeks to retain an external launderette unit that is accessed via the car park.

Description of development

The elevations comprise silver grey metal. Glazed panels are positioned at each end of the unit and projecting from the principal elevation. A canopy is positioned above the glazed screens. The principal elevations incorporating the doors to two washing machines and a drier. The launderette unit has a rectangular configuration with dimensions of 2234 mm metres (high) x 3150 mm (wide) x 2250 mm (deep including glazed screens).

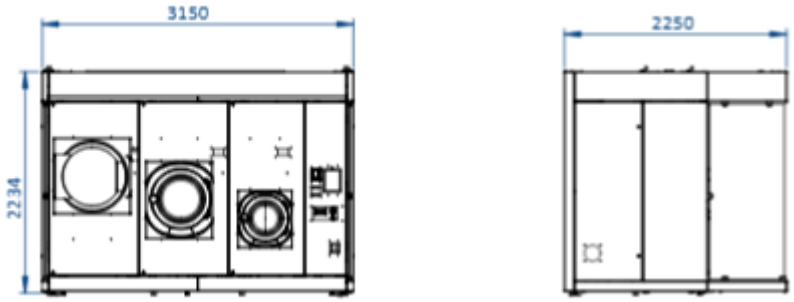


Fig.2 – Proposed elevations

Site history

1. 124097/JO/2019: Approved - 12.09.2019
Units 20 And 21, 20 Lime Square , Ashton Old Road, Manchester, M11 1DA
Variation of Condition 23 (Food Retail Floorspace Restriction) attached to planning permission 080930/FO/2006/N2 to allow the use of Units 20 and 21 for a food retail store with associated elevational alterations

2. 118616/AO/2017: Approved - 15.02.2018
Morrisons, 1 Lime Square , Ashton Old Road, Manchester, M11 1DA
Part retrospective application for the replacement of various internally illuminated advertising signage to retail store, including projecting box signs and replacement illuminated advertisements to existing totem sign

3. 105963/JO/2014/N2: Approved - 01.08.2014 Lime Square , 19 Ashton Old Road, Bradford, Manchester, M11 1DA Variation of condition 18 of application 102679/JO/2013/N2 to allow extended opening hours for Unit 19 of 8am to 11pm Monday to Sunday.

3. 105291/AO/2014/N2: Approved - 28.04.2014
Morrisons Supermarket, Lime Square , Ashton Old Road, Bradford, Manchester, M11 1DA
Installation of internally illuminated individual letter signage to supermarket.

4. 102679/JO/2013/N2: Approved - 22.07.2013
Lime Square, Land Bounded by Ashton Old Road, Fairfield Road And Turton Street, Openshaw, Manchester, M11 1DE
Variation of Condition 6 attached to planning permission ref: 101243/JO/2012/N2 to allow elevational and internal layout amendments to approved non-food retail units

6. 101243/JO/2012/N2: Approved - 20.02.2013

Lime Square Shopping Centre, Units 10-12, Ashton Old Road, Fairfield Road And Turton Street, Openshaw, M11 1DE
Variation of condition no.6 to enable elevational alterations and internal layout revisions to unit nos. 10-12

7. 107320/JO/2014/N2: Approved - 22.12.2014
Lime Square, Ashton Old Road, Openshaw, Manchester, M11 1DA
Variation of specified plans condition attached to planning application 106614/JO/2004/N2 to enable elevational alterations and internal layout change to Units 13, 14 & 20

8. 093671/JO/2010/N2: Approved - 02.09.2010
Land Bounded By Ashton Old Road/Fairfield Street And Turton Street, Openshaw
Variation of conditions 5 and 35 of planning permission 092298/JO/2010/N2 to allow alterations to the external appearance of the building, alterations to boundary treatment and works to the car parking area

9. 091136/AAD/2009/N2: Approved - 06.11.2009
Land Adjacent To Fairfield Road/Buckley Street, Openshaw, Manchester, M11 1DZ.
Certificate Of Appropriate Alternative Development for Class (C3) residential

10. 093343/AO/2010/N2: Approved - 17.07.2010
Unit 10, Openshaw District Centre Development, Junction Of Fairfield Road/ Ashton Old Road, Bradford, Manchester, M11 1DB
Erection of an internally illuminated fascia signage .

11. 094122/AO/2010/N2: Approved - 25.10.2010
1221 Ashton Old Road, Openshaw, Manchester, M11 1DA.
Installation of internally illuminated building signage including clocks, and four freestanding flagpole signs

12. 094315/AO/2010/N2: Approved - 15.11.2010
Morrisons Supermarket, 1221 Ashton Old Road, Higher Openshaw, Manchester, M11 1DA
Installation of 3 internally illuminated fascia signs.

13.105798/AO/2014/N2: Approved - 17.07.2014
Lime Square, Ashton Old Road, Openshaw, Manchester, M11 1DA.
Erection of two non-illuminated car parking directional signs on Turton Street frontage

14. 094227/FO/2010/N2: Approved - 03.11.2010
1221 - 25 Ashton Old Road, Bradford, Manchester, M11 1DA.
Erection of aluminium framed and glazed canopy to form hand car wash

15. 092298/JO/2010/N2: Approved - 15.03.2010
Land Bounded By Ashton Old Road, Fairfield Road and Turton Street, Openshaw.
Variation of condition 6 of planning permission 080930/FO/2006/N2 to reduce the height of the food store elevation facing the proposed shopping mall and associated external alterations to entrance facade

16. 094472/JO/2010/N2: Approved - 21.03.2012
WM Morrisons Foodstore, Ashton Old Road, Openshaw, Manchester
Variation of condition 16 of planning permission 093671/JO/2010/N2 to allow loading and unloading between the hours of 0700-2000 Mon-Sat and 0830-1430 Sundays and Bank Holidays

17. 098163/JO/2011/N2: Approved - 08.02.2012
Land Bounded By Ashton Old Road/Turton Street And Fairfield Road, Openshaw
Variation of condition no.5 attached to planning permission ref: 094605/JO/2011/N2 to enable elevational alterations and revisions to the internal layout in relation to first floor access

18. 080930/FO/2006/N2: Approved - 12.03.2007
Land Bounded by Ashton Old Road And Fairfield Road, Openshaw
Erection of retail foodstore (Class A1- 7711 sqm gross), non-food retail units- 6987 sqm (incorporating Class A1 retail; Restaurant/Bar Uses Classes A3 & A4- max floorspace 465 sqm; hot food takeaway uses Class A5- max floorspace 185sqm); Offices (Class A2 & B1- 4980 sqm); Leisure Use (Class D2 - 2090 sqm) and associated landscaping and car parking.

Consultations & Notification Responses

Local residents and businesses – No comments received.

Highways – The following comments have been received:

i. The modular self-service launderette unit is not expected to result in an unacceptable number of vehicular trips on to the adopted highways.
ii. The siting of the unit is sufficiently far enough away from a public highway, to ensure that highway safety concerns would not arise. There would not an impact on the local road network.

Environmental Health – No objection.

United Utilities – No comments received.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.
The Framework re-affirms that the planning system has the following objectives (paragraph 16):
a. An economic objective
b. A social objective –health, social and cultural well-being; and
c. An environmental objective.
Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.
As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

i. Chapter 14.Achieving well-designed places

Policy DP3: Key principles for well-designed places – Staes that development should respond to its context and development should:

- Context: Respond to the history, character and features of the site and its setting, so that it integrates into and enhances its surroundings. The development would have a limited visual impact and would be appropriately related to its context.
- Liveability: Support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after. The development would provide a facility that would be beneficial to the local community.
- Public Space: include spaces that are safe, secure, inclusive, accessible for all ages and abilities and which facilitate and encourage social interaction. Given the magnitude of the development, it is not considered that the development would unduly impact on pedestrian movement or impact on the quality of the car park as an area of public open space.
- Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride. As stated, the development would not unduly impact upon the character of the surrounding context.

The development would relate appropriately to policy DP3.

The following chapter of the NPPF, adopted December 2024, is relevant:

Chapter 12: Achieving well-designed places - States that 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 (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:

a) Will function well and add to the overall quality of the area over the lifetime of the development;
b) Are visually attractive as a result of good architecture, layout and landscaping;
c) Are sympathetic to local character and history, including the surrounding built environment.

The development would have a limited visual impact within the context of the surrounding car park. On balance, the design and appearance of the development would be appropriate and chapter 12 would be accorded with.

The development would thereby accord with chapter 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds point (i) and (ii) for the reasons outlined in this report.

i. Consultation and pre-decision matters;
ii. Health and well-being.

Places for Everyone (2022-2039) - Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024.The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policy is relevant and would be appropriately responded to:

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. The development would maintain an appropriate relationship the surrounding context and would not cause undue harm to residential amenity contrary. Policy
JP-P6 would be positively responded to.

Policy JP-S1 - Sustainable development - States that, to address 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. As discussed in this report, the development would not unduly be harmful to residential amenity, and the social benefit would be fulfilled. The development would maintain the quality of local built form. The development would be appropriately related to the commercial character of the area. Policy JP-S1 would thereby be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. It is not apparent that the development would impact on local drainage.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 (`the Core Strategy') was adopted by the 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.' The following aspects of the Core Strategy are relevant to the assessment of the development:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

i. The creation of neighbourhoods of choice
ii. The development should make a positive contribution to neighbourhoods of choice including:
a. Creating well designed places that enhance or create character.
b. Making a positive contribution to the health, safety and wellbeing of residents
c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
d. Protect and enhance the built and natural environment.

It is considered that the development would relate appropriately to the commercial setting of the wider site and undue harm has not been caused to residential amenity. Policy SP1 would not be accorded with.

Policy EN1 Design Principles and Strategic Character Areas - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment. The development would not deliver a coherent design response. The proposed design has been appropriately related to the application property and its context. The development would not be acceptable as it would fail to comply with policy EN1.

Policy EN 14 (Flood Risk) - Seeks to reduce the increased risk of flooding and to secure appropriate drainage. In this case the site is located in Flood Zone 1 but affected by surface water flooding. The wider development incorporates drainage infrastructure, and it is not apparent that the development would unduly affect the existing circumstances.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

i. The impact of the development on the character of the surrounding area;
ii. Effects on amenity, including privacy;
iii. Vehicular access and car parking.

It is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. Existing car parking would not be affected by the development. The development would accord with policy DM1.

Unitary Development Plan - The following saved policies are relevant:

Policy DC26 Development and noise - The following elements of policy DC26 are relevant to the consideration of the proposal:

Policy DC26.1- 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 and
b. The implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.4 - Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures proposed to deal satisfactorily with it. Such measures might include the following:
a. Engineering solutions
b. Layout solutions
c. Administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.

The application has been submitted with a noise certificate indicated maximum noise levels of 68 dB. The Environmental Health Officer has not requested further details or objected to these noise levels.

Positive and proactive engagement with the applicant - An amendment to the development management order, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, 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. The proposal would thereby be acceptable and has been determined within a timely manner.

Principle of the development – The development has an impact that is comparable to the siting of a parcel collection unit that would be permitted under GPDO Schedule 2, Part 7, Class C (which would permit a unit with and area of up to 20 sq. metres and height of 4 metres). The

related activity generated by the launderette would also be comparable. The visual impact of the unit would be limited the car park due to the screening afforded by boundary walls to the perimeter of the site. The development would also have some social benefit in the absence of more conventional provision of launderettes in the local area. On balance, the principle of the development is acceptable.

Residential amenity – The unit is located approximately 39.25 metres from the nearest residential properties to the west of the site (on Rock Street and screened by the referenced boundary treatment). This distance would ensure that the there would be no visual harm to the street. It would also ensure that noise associated with the operation of the unit would not cause undue noise disturbance. Existing levels of residential amenity would be maintained.

Siting – The unit is positioned within a 4200 mm wide section of footpath adjacent to the northern elevation of the building. The retained space would continue to provide inclusive access and would that the operation of the development would not affect the operation of the adjacent car park.

Noise – As stated, the application has been submitted with a noise certificate indicated maximum noise levels of 68 dB. The Environmental Health Officer has not requested further details or objected to these noise levels.

Design and scale – The development has a simple elevational form reflecting the function of the unit. The colour treatment of the unit and the balance of solidity and glazing within its elevational composition is appropriate.

Inclusive access – The launderette unit has been designed to be accessed by wheelchair users.

Crime reduction and security – The unit is secured during its operation, and an SMS message is sent to the user before the end of the service. The unit would benefit from natural surveillance when the car park is in operation. The existing site security around the car park would also aid the secure operation of the car parking include lighting and CCTV cameras.

Conclusion – On balance, the development has an appropriate relationship to its context without undue harm to the amenities of the area.

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 polices 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. The proposal would thereby be acceptable and has been determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority dated 24 February 2026:

Proposed Site Plan Ref: 25126-P03
Launderette elevations Ref: 05-_817_646_a
Launderette specification
Planning Statement: Installation of modular self-service launderette facility (retrospective) by Plande Ref: Rev,07-25

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 for the City of Manchester.

2) The development shall be implemented in accordance with the noise attenuation specifications detailed in document referenced: Noise Certificate for Laundry Kiosk by KIS. The agreed measures shall be maintained in situ whilst the launderette unit is in operation.

Reason – In the interest of residential amenity and to secure appropriate noise attenuation pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

United Utilities Water PLC
Highway Services
Environmental Health

51 Edison Street, Manchester, M11 1QF
49 Edison Street, Manchester, M11 1QF
47 Edison Street, Manchester, M11 1QF
45 Edison Street, Manchester, M11 1QF
43 Edison Street, Manchester, M11 1QF
41 Edison Street, Manchester, M11 1QF
39 Edison Street, Manchester, M11 1QF
37 Edison Street, Manchester, M11 1QF
35 Edison Street, Manchester, M11 1QF
33 Edison Street, Manchester, M11 1QF
31 Edison Street, Manchester, M11 1QF
29 Edison Street, Manchester, M11 1QF
27 Edison Street, Manchester, M11 1QF
5 Rock Street, Manchester, M11 1DY
17 Rock Street, Manchester, M11 1DY
13 Rock Street, Manchester, M11 1DY
1 Rock Street, Manchester, M11 1DY
37 Rock Street, Manchester, M11 1DX
33 Rock Street, Manchester, M11 1DX
27 Rock Street, Manchester, M11 1DX
23 Rock Street, Manchester, M11 1DX
9 Rock Street, Manchester, M11 1DY
7 Rock Street, Manchester, M11 1DY
3 Rock Street, Manchester, M11 1DY
21 Rock Street, Manchester, M11 1DY
19 Rock Street, Manchester, M11 1DY
11 Rock Street, Manchester, M11 1DY
29 Rock Street, Manchester, M11 1DX
25 Rock Street, Manchester, M11 1DX
35 Rock Street, Manchester, M11 1DX
15 Rock Street, Manchester, M11 1DY
39 Rock Street, Manchester, M11 1DX
31 Rock Street, Manchester, M11 1DX
41 Rock Street, Manchester, M11 1DX

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA