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PLANNING STATEMENT

Ref: Application number 144978/FO/2026 - 286 Great Western Street, Manchester

In Support of Planning Application for Change of Use of Ground Floor to Class E (Commercial, Business and Service)

1. Introduction

This Planning Statement has been prepared in support of the above planning application and in response to the Local Planning Authority's comments dated 22nd January 2026. The statement clarifies the scope of the application, confirms the proposed use and floorspace, and refers to the revised drawings submitted, including the updated proposed front elevation showing the material alterations to the frontage.

2. Clarification of Application Scope

It appears that the Council's response dated 22nd January assumes that the proposed ground floor retail unit at 286 Great Western Street will connect internally to the existing retail unit at 284 Great Western Street. This is not the case.

This planning application relates solely to 286 Great Western Street. No physical or functional connection is proposed between Nos. 284 and 286.

The reference to No. 284 within the originally submitted statement was included only for contextual purposes, as there was a previous application which sought to connect the first floors of the two properties to create a single residential unit. That previous proposal is unrelated to the current application.

3. Description of Development

This application seeks permission for the conversion of the ground floor of 286 Great Western Street to a retail unit (Class E(a) - Display / sale of goods other than hot food), while retaining a self-contained two-bedroom flat at first-floor level with independent access via the existing front door.

The proposed ground floor retail space has a gross internal floor area of 38 square metres, as clearly shown on the revised drawings.

4. Proposed External Alterations

Removals

- Removal of the existing ground floor bay window
- Removal of the low wall in front of the house
- Removal of the small canopy in front of the existing entrance door

Additions

- Installation of a glazed shopfront and entrance door with a shutter at ground floor level
- Installation of a signage board similar in size, scale and appearance to the adjacent retail unit at 284 Great Western Street. As the board is illuminated, application for advertisement consent will be made separately.

The entrance to the new retail unit has been carefully designed to ensure minimal impact on the character and appearance of the existing house. The design reflects the established retail character of the adjoining property and the wider street scene, as demonstrated in the revised elevation drawings.

5. Residential Retention

This application does not result in the loss of a residential unit. A self-contained two-bedroom flat will be retained at first-floor level with independent access maintained.

6. Planning Policy and Sustainability Considerations

Creating mixed-use streets with retail at ground floor and residential accommodation above is a sustainable and efficient urban form. Mixed-use development makes effective use of land, supports local services and employment, reduces travel distances, and contributes to active and vibrant neighbourhoods.

Manchester Core Strategy Policy CC7 promotes mixed-use development to use land efficiently and support active ground floor uses alongside housing, particularly within city centre neighbourhoods such as Rusholme and Great Western Street. Active frontages enhance place-making and contribute to sustainable, well-used urban areas.

7. Conclusion

The application relates solely to 286 Great Western Street and proposes the conversion of the ground floor to Class E retail use (38 sqm), retention of a self-contained two-bedroom flat above, and carefully designed shopfront alterations as shown on the revised drawings. No connection with 284 Great Western Street is proposed.

The proposal preserves residential accommodation, enhances the vitality of the street, and accords with Policy CC7 of the Manchester Core Strategy. Planning permission is respectfully requested.