MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143567/FO/2025
Date registered valid:	8 December 2025
Proposal:	Erection of 20no. B8 storage units with associated parking and external works.
Address:	Land Off Sherborne Street, Manchester, M8 8LR
Ward(s):	Cheetham Ward
Applicant:	Mr Ahmad Fareed
Agent (if any):	Mr Ceri Turner-Hill, Atelier Two
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	19 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24 December 2025

Standard consultations:
Printed: 12 December 2025 Expired: 5 January 2026

Neighbour notifications
Printed: 12 December 2025 Expired: 5 January 2026

Site notice
Posted: 24 December 2026 Expired:

Press advert
Published: 16 December 2025 Expired: 9 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is broadly rectangular in shape with level ground. It has recently been cleared following a fire, including the removal of former tree planting along the front boundary and now consists mainly of hardstanding with scattered debris. The site is enclosed by concrete posts with timber fence panels along the side and rear boundaries, and by metal Palisade fencing to the Sherborne Street frontage.



View of application site from Sherborne Street

To the west, the site faces Cheetham Park, which contains a Grade II Listed bandstand set back approximately 40 metres from the street frontage, along with a Grade II listed shelter located further to the north. The northern boundary adjoins a partially extended mosque, with

various shed-type warehouse buildings adjacent to the eastern boundary. To the south, the site is bordered by single-storey, multi-occupancy warehouse units.

The site lies within the Derby Street neighbourhood of the Strangeways and Cambridge SRF which identifies the site for future residential development.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is situated within a predominantly commercial area and is bounded to the north by Jamia Tul Muntazir mosque/community centre and to the east and south by warehouse units associated with Sherborne Trading Estate. The mosque includes an authorised extension which resulted in the cessation of development at the site. Recently an application to regularise and redevelop the mosque has been submitted for the erection of two storey front extension to the existing mosque/community centre to provide canteen, meeting spaces and library and linked building to provide gym, sports hall and swimming pool alongside associated landscaping/ outdoor seating and provision for 54 off-road parking spaces with bicycle store and bin store (Ref: 140239/FO/2024). The application is pending consideration.

Opposite the site to the west, on the opposite side of Sherborne Street lies Cheetham Park, which contains a Grade II listed bandstand, beyond which is Grade II listed shelter.

The immediate area, particularly to the east and south is predominantly commercial in nature, dominated by low-rise warehouses and cash and carry type uses which epitomise the character and function of the area. Further to the north, to the other side of the neighbouring mosque/community centre site, the area becomes more residential in character. To the east, the site lies opposite Cheetham Park which contains a bandstand and children's play area.

Description of development

Planning permission is sought for the erection of 20 x two-storey storage and distribution units (Class B8), together with associated parking and external works.

The proposal comprises 9 units positioned along both the northern and southern boundaries, with an additional 2 units set back along the eastern (rear) boundary.

A central parking area is proposed, providing a total of 17 spaces including, 11 standard bays, 2 accessible bays, and 4 enlarged bays suitable for van loading. The layout also incorporates incidental tree planting.

Vehicular access to the car park would be provided via a new centrally located entrance from Sherborne Street, following the closure of the two existing access points.

The buildings would utilise a traditional palette of materials, including dark grey metal cladding for the wall infills and a brick plinth along the principal elevations and gables facing Sherborne Street. Dark grey steel doors and shutters are proposed, with brickwork also incorporated into the two gables fronting Sherborne Street.

The current proposal relates to a revised design to that originally submitted with the applicant attempting to the overcome the Council's concerns surrounding over development and associated impacts by introducing a series of amendments including detailed articulation of the gables fronting highway, the use of contrasting material to the long elevations, additional landscaping, cycle parking and further technical information.

The application also follows a previous planning permission for the erection of 9 cash and carry units with trade counter on the ground floor and storage on the first and second floors (sui generis) with associated car parking, boundary treatment and bin stores (Ref: 135974/FO/2023), which remains extant.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Flood Risk Management - The applicant has stated that a 40% allowance for climate change has been used in the drainage design calculations. A climate change allowance of 45% is required.

The applicant has not provided any existing (brownfield) discharge rate, so it is unclear what level of betterment is currently proposed. This information will be required at condition discharge stage.

A surface wate drainage condition is requested.

Greater Manchester Police (Design for Security) – The layout of the proposed scheme is considered acceptable, as long as the issues discussed in more detail within Section 3.3 of the CIS are addressed.

Consideration should be given to securing the rear of the units, to prevent offenders from loitering to the rear of the properties if they gain access to the site.

A comprehensive survey of the existing perimeter fencing is highly recommended to address any weaknesses.

If these issues can be addressed as described within the report and the other physical security measures are incorporated, the proposed development can be supported.

It is requested that a planning condition is added that reflects the physical security specification listed within Section 4 of the report.

Works and Skills - Due to the scale of the proposal, a local labour condition is not required.

Environmental Health – No objection. Conditions are requested in relation to Construction Management, working hours, operational hours, servicing hours, noise management, external equipment, electric vehicle charging, ground conditions remediation and waste management.

Highway Services – The following principal comments are made:

Trip Generation

The assessment indicates that during network peak hours, 2 two-way trips are anticipated in both the AM and PM peaks.

According to the TRICS assessment, the development peak occurs between 09:00-10:00 and 10:00-11:00, with three two-way trips in the AM period, and between 15:00-16:00 with three two-way trips in the PM period.

Overall results are not considered to be significant and therefore development not considered to have a detrimental impact on the highway network.

Highway Safety

Based on the submitted assessment, there are no concern regarding highway safety.

Existing Access

The TS and Plan '2555-SK1 / Access Arrangements' confirms that the existing access points on Sherborne Street will be stopped up. Such works would be undertaken as part of a S278 Agreement.

Proposed Access

A new access is proposed from Sherbourne Road and is located at the centre of the site frontage. It is requested that the S278 design also includes provision of dropped-kerbs and tactile paving across the site access.

Swept path analysis for the largest anticipated vehicle (7.3m) has been undertaken and confirms that a Luton-Style Van (7.3m) can access, manoeuvre and egress from the site. This is acceptable in principle.

It is requested that the visibility splay is protected by double-yellow waiting restriction TRO in order to ensure adequate visibility is maintained given that the surrounding area can experience high levels of on-street parking associated with the adjacent Mosque. This would also protect visibility should any overspill parking associated with the proposals encroach onto Sherborne Street. This TRO should be provided as part of the S278 Agreement.

Parking

Given the trip generation, the parking provision, cycle provision and electric vehicle charging provision is acceptable.

A 6m aisle width is typically required. Arrangements' indicates an aisle width of 5.5m. It is therefore requested that a swept path analysis be provided for both a car and a van demonstrating access, manoeuvring, and egress within the site.

Waste Management

The proposed arrangements are considered satisfactory.

Construction Management

A condition is requested which requires the submission and approval of a construction management plan.

City Council District Centre Project Manager – there is concern that the proposal doesn't align with the ambitions of the SRF, which identifies the area surrounding the park as moving toward residential.

Planning History

135974/FO/2023

Erection of 9 cash and carry units with trade counter on the ground floor and storage on the first and second floors (sui generis) with associated car parking, boundary treatment and bin stores. *Approved 26 July 2023.*



Previously approved layout

Policy

The following policy and guidance is considered relevant to the consideration of this application:

Local Development Framework

The Development Plan consists of:

- The Manchester Core Strategy (2012);
- Saved policies of the Unitary Development Plan for the City of Manchester (1995); and
- Places for Everyone Joint Development Plan.

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'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.'

The following policies contained within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that

developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy EC2 states that the Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:

- The existing use is un-viable in terms of business operations, building age and format;
- The existing use is incompatible with adjacent uses;
- The existing use is unsuitable for employment having had regard to the Manchester-Salford - Trafford SFRA; or
- On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.

Policy EN1 (Design Principles and Strategic Character Areas) - All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the city should be fully realised, particularly on major radial and orbital road and rail routes.

Policy EN3 (Heritage) – states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Places for Everyone Greater Manchester Joint Development Plan (March 2024)

Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan forms part of the Development 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 significant weight in the planning balance.

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. The following policies are considered relevant:

JP-P1 (Sustainable Places)

Supports development which aspires to support the objective of creating a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with. A list of attributes is provided, including development that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

Policy JP-P2 (Heritage)

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.

Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place making;

2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester’s heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the

development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

The Strangeways and Cambridge Strategic Regeneration Framework (SRF) (2025)

This Strangeways and Cambridge Strategic Regeneration Framework ('the SRF') has been produced in partnership between Manchester City Council ('MCC') and Salford City Council

It is an important document that will be used to guide development and investment in this key area of the city over a 20-30-year period. Historically considered as 'city fringe', the Strangeways and Cambridge area will have a fundamental role in the growth and evolution of the city centre and the wider Greater Manchester economy.

The two councils have come together to prepare the SRF in response to the considerable changing context of the area, including:

– The ongoing growth of the Manchester and Salford 'city core', which has seen rapid expansion 'upwards and outwards' in areas such as Greengate and along Trinity Way, but where there remains an identified need for a larger city centre to help deliver continued economic growth;

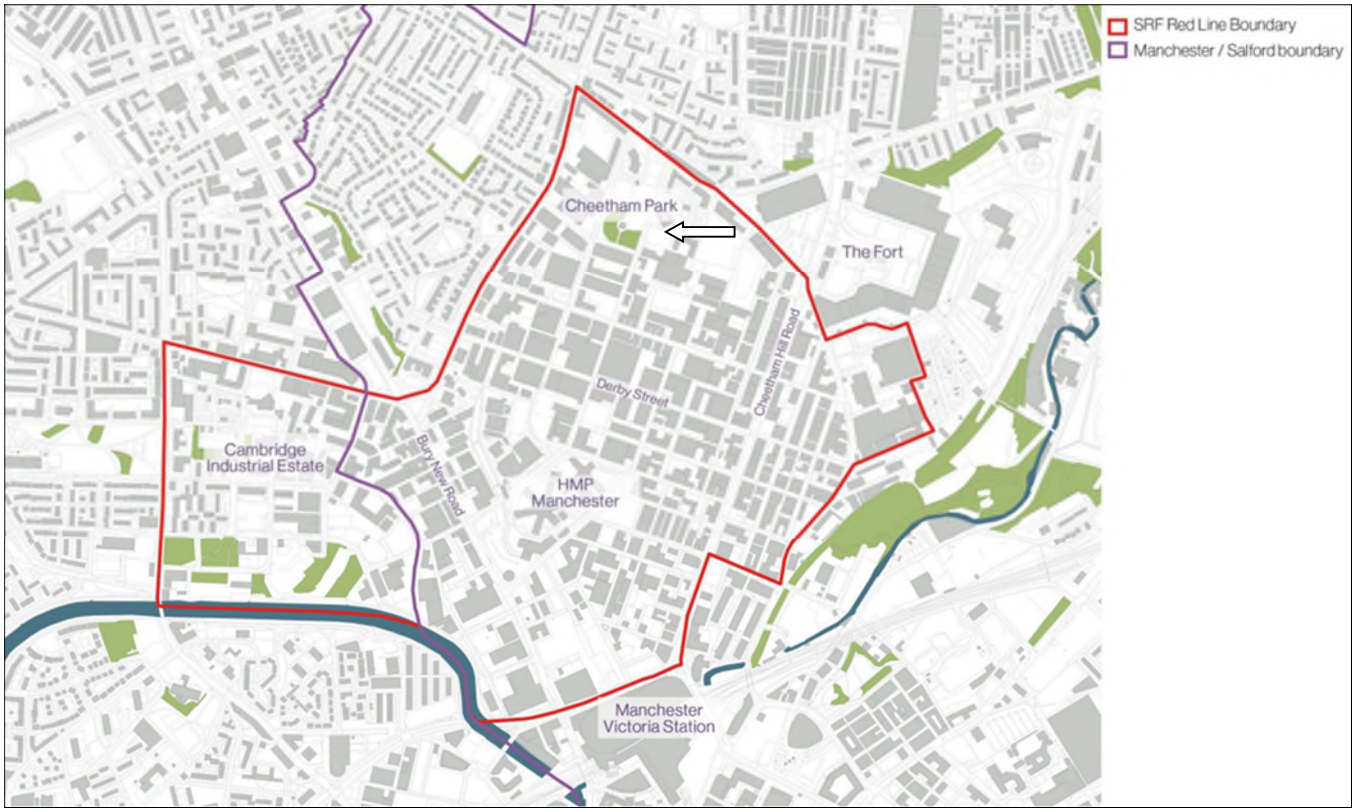
– The desire of both councils to progress long-standing strategic challenges: in the case of the MCC, its desire to see the relocation of HMP Manchester, for SCC the need to address the impact of climate change on flooding from the River Irwell;

– The need to follow up the success of the recent Operation Vulcan – the GMP-led drive to purge the counterfeit goods trade and associated criminality – with a long-term plan for the area's regeneration;

– A recognised opportunity to make more of the heritage assets across the area; and

– The requirement to provide a long-term vision for the area for residents, businesses and landowners, given this changing context, and the need to establish confidence in the future as a basis for investment and development.

This SRF provides guidance to support a holistic and coordinated approach to development in the area, which supports both City Councils objectives, and the inclusive growth of the area.



The Strangeways and Cambridge Strategic Regeneration Framework (SRF) boundary – arrow indicating location of application site (arrow indicating location of application site)

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Sections 2, 4, 6, 8, 11, 12 and 16 are considered relevant to the consideration of this application.

The NPPF is currently under review and a Consultation Draft of the emerging NPPF was published in December 2025.

National Planning Policy Guidance

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

The relevant sections of the NPPG in this case are as follows:

Design - states that where appropriate the following should be considered:

-layout – the way in which buildings and spaces relate to each other;
-form – the shape of buildings;
-scale – the size of buildings;
-detailing – the important smaller elements of building and spaces;
-materials – what a building is made from.

Issues

Principle

The proposed development is situated on vacant, brownfield land, now cleared and on the northern edge of a commercial area dominated by warehouses, manufacturing and cash and carry units.

As shown by the planning history, the Council support redevelopment of the site, but in this case, there are significant concerns surrounding overdevelopment and the impact this has to visual amenity and the overall character and appearance of the immediate area.

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF at paragraphs 2 and 47 reinforces this requirement and at paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the proposed development is not considered acceptable and conflicts with the aforementioned development plan policy and associated guidance.

It is considered that the proposed development would have a visually intrusive impact, harmful to the appearance of the street-scene and the general character of the area. The proposal is therefore contrary to the aforementioned policy and guidance.

The main issue in this case is outlined further below.

Visual Amenity

The proposed development involves built form all along the extent of the northern and southern boundaries with a further block set back adjacent to the eastern perimeters of the site, with little visual relief to the side boundaries. The blocks to the each of the northern and southern parts of the site are two storey in scale and would present gable frontages to the Sherborne Street frontage.

The remainder of the site is given over to car parking and servicing space, with a number of trees sporadically located throughout the site.



Proposed site layout

Policies SP1 and DM1 of the Core Strategy, together with Policy JP-P1 of the Places for Everyone Joint Development Plan, place strong emphasis on the need to protect and enhance the character and visual quality of the built environment. These policies require proposals to adhere to the Council's established design principles, which include considerations of siting, layout, scale, form, massing, and materials.

Supplementary planning guidance contained with the Guide to Development in Manchester (SPD) states at paragraph 2.13 that:

> *'The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings. Projections and setbacks from this line, such as bays, foyers and entrance halls, can help to create visual emphasis; they should not, however, reduce safety by creating hidden areas, or accessibility by making obstructions, nor detract from the visual continuity of the frontage'.*

Paragraph 2.21 states further that:

> *'For the foreseeable future, major commercial, leisure and residential developments will have significant car parking demands. The location, design and treatment of these areas could have a major impact on the street scene and will need to be carefully considered'.*

This local policy framework is consistent with Section 12 of the National Planning Policy Framework (NPPF), which promotes high standards of design and advocates that development that is poorly designed or fails to reflect local design guidance should be resisted.

Section 12 'Achieving well-designed places' states at paragraph 135:

> *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 visually 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.

Paragraph 139 goes onto state that:

'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.

The proposal comprises two elongated rectangular buildings positioned along the site's northern and southern boundaries, each presenting its gable end to the street. A third block is located at the rear of the site against the boundary, with a central area given over to surface-level parking and vehicle manoeuvring.

The built form occupies the majority of the plot and sits in very close proximity to adjoining boundaries. Of particular concern is the relationship with the neighbouring mosque and community facility, where the scale, massing, and proximity of the proposed buildings would create an unduly dominant and intrusive presence, obscuring its relationship with the street-scene.

Overall site coverage, combined with the absence of a meaningful landscape strategy, results in a development of excessive density. Beyond limited, tokenistic tree planting, the scheme provides little in the way of soft landscaping or setting, leading to a visually hard and congested environment dominated by built form and parking areas.

While orienting the gables toward the street reduces the perceived bulk of the buildings at street level, the largely blank elevations and the extensive area of surface car parking present a stark, functional and negative frontage. This fails to offer active engagement with the public realm or contribute positively to the character of the street. The gable ends, in particular, create a dead frontage that would benefit significantly from the introduction of windows to provide animation, articulation, and visual interest.

The City Council continues to promote higher standards of design across new development,with particular emphasis on creating well-considered settings and enhancing the overall townscape. This commitment formed a key reason why the earlier scheme on this site was supported, as it presented a less intensive layout and incorporated a more generous and coherent setting. The current proposal does not achieve these aspirations.

In this part of Sherborne Road, the character becomes noticeably less commercial as it transitions towards the established residential areas to the north and the openness provided by

the park opposite. The proposed development fails to respond appropriately to this context. Its excessive density, limited spatial relief, and generally cluttered, utilitarian appearance would undermine the character of the street and would not respect or uplift the surrounding streetscape.

It is therefore considered that the proposal fails to achieve the high standard of design required by both local and national planning policy. The extension detracts from the character and appearance of the area and results in harm to visual amenity. On this basis, the proposal is not supported and is conflict with the Council's design objectives.

Heritage Impact

The application site lies directly opposite a Grade II listed bandstand within the park situated to the other side of Sherborne Street (Cheetham Park).

The bandstand makes a positive contribution to the park and dates from 1890-1910 on a hexagonal plan form, with Art Nouveau detailing in wood, wrought-iron and cast-iron under a slate roof. Together with the listed shelter in the north of the park, its significance has historic value of Manchester's late Victorian / early Edwardian public park movement with its focus on the health and well-being of the working class, and architectural value.



Grade II listed bandstand situated opposite the application site

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to give special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest when considering planning applications that may affect them and states:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

This supported by policy EN3 of the Core Strategy, saved policy DC19.1 of the UDP and policy JP-P2 of Places for Everyone Joint Development Plan, along with Section 16 of the NPPF, which underline the need for due consideration to be given to the impact of new developments on heritage assets.

In this case, the bandstand is situated approximately 40 metres to the west of the application site and is currently in a neglected and dilapidated state.

It is considered that given the separation distance, the screening provided by trees within the park and the surrounding context which is dominated by built form and warehouses buildings of low architectural significance, the proposed development would have minimal impact upon this heritage asset. The bandstand is viewed within the setting of a park, for which views will be largely unaffected. On this basis, the impact of the development upon the asset is considered to be of a low or neutral impact.

The proposal will have a negligible impact on the bandstand and shelter which are clearly contained within the defined boundaries of Cheetham Park. As such, the development is not read as being within the setting of the asset with no loss of significance. There will be some visual impact as it forms the backdrop to the park, but not so significant to be unduly harmful.

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: Refuse

Article 35 Declaration

Officers have communicated their concerns about this proposal to the applicant during the course of the planning application. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

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

1) The proposed development, due to its excessive density, the proximity of the buildings to site boundaries and the street frontage, the absence of meaningful landscaping, and the prominence of car parking facing the street, would create a cramped, intrusive, and visually overbearing form of development. This harm is especially evident in relation to the neighbouring mosque/community centre, whose presence would be diminished. The proposal would introduce a utilitarian and unattractive environment that fails to complement or enhance the more open character of this section of Sherborne Road. As such, the proposal conflicts with Policies DM1, EN1 and SP1 of the Manchester Core Strategy, Policy JP-P1 of Places for Everyone, the design principles within the Guide to Development in Manchester SPD, and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Heritage & Urban Design
Work & Skills Team
Greater Manchester Police
Greater Manchester Ecology Unit
Parks & Events

Flat 97, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 98, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 22, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 25, St Davids Court, Sherborne Street, Manchester, M8 8ND
Unit 1C, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Unit 1B, Cheetham Park Centre, Sherborne Street, Manchester, M8 8NL
Unit 3B, Cheetham Park Centre, Sherborne Street, Manchester, M8 8NL
Rear Unit B3, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Cheetham Park Centre, Sherborne Street, Manchester, M8 8NL
Flat 82, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 8, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 6, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 1, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 64, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 60, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 53, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 47, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 52, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 44, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 36, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 10, St Davids Court, Sherborne Street, Manchester, M8 8ND
75 Sherborne Street, Manchester, M8 8NU
36 Allison Street, Manchester, M8 8AR
32 Allison Street, Manchester, M8 8AR
Flat 65, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 75, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 23, St Davids Court, Sherborne Street, Manchester, M8 8ND
74G Sherborne Street, Manchester, M8 8HU
Unit 1F, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
First Floor, Werner House, 76 Sherborne Street, Manchester, M8 8HT
Ground Floor, Werner House, 76 Sherborne Street, Manchester, M8 8HT
Flat 30, St Davids Court, Sherborne Street, Manchester, M8 8ND
Unit 2 Left, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Unit 2A, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Flat 84, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 21, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 17, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 85, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 86, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 102, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 66, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 50, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 42, St Davids Court, Sherborne Street, Manchester, M8 8ND

Flat 18, St Davids Court, Sherborne Street, Manchester, M8 8ND
13 Cheetwood Road, Manchester, M8 8AQ
Desco House, 5 Bradstone Road, Manchester, M8 8PS
Flat 74, St Davids Court, Sherborne Street, Manchester, M8 8NT
74F Sherborne Street, Manchester, M8 8HU
74 Sherborne Street, Manchester, M8 8HU
Unit 1A1, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Units B4 To B6, C And C Industrial Estate, Broughton Street, Manchester, M8 8AQ
Flat 14, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 91, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 93, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 63, St Davids Court, Sherborne Street, Manchester, M8 8NT
St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 54, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 7, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 62, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 59, St Davids Court, Sherborne Street, Manchester, M8 8NT
17 Cheetwood Road, Manchester, M8 8AQ
11 Cheetwood Road, Manchester, M8 8AQ
Flat 96, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 80, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 68, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 70, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 31, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 28, St Davids Court, Sherborne Street, Manchester, M8 8ND
74D Sherborne Street, Manchester, M8 8HU
74A Sherborne Street, Manchester, M8 8HU
Unit 2C, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Unit 1B, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Flat 24, St Davids Court, Sherborne Street, Manchester, M8 8ND
Jamia Tul Muntazir Mosque, 102 Sherborne Street, Manchester, M8 8ND
Unit B2, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Unit 2 Right, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Flat 92, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 101, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 29, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 55, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 46, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 43, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 38, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 37, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 16, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 9, St Davids Court, Sherborne Street, Manchester, M8 8ND
3 Bradstone Road, Manchester, M8 8WA
Flat 61, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 100, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 27, St Davids Court, Sherborne Street, Manchester, M8 8ND
74C Sherborne Street, Manchester, M8 8HU
74H Sherborne Street, Manchester, M8 8HU
Unit 2B, Cheetham Park Centre, Sherborne Street, Manchester, M8 8NL
Units A4 And A5, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Units A2 And A3, C And C Industrial Estate, Broughton Street, Manchester, M8 8AQ
Bsv International, Cheetham Park Centre, Sherborne Street, Manchester, M8 8NL
Flat 81, St Davids Court, Sherborne Street, Manchester, M8 8NT

Flat 83, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 3, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 88, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 89, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 56, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 71, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 72, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 57, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 40, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 35, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 99, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 103, St Davids Court, Sherborne Street, Manchester, M8 8NT
Unit 1G, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Flat 32, St Davids Court, Sherborne Street, Manchester, M8 8ND
Unit 8, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
C And C Industrial Estate, Broughton Street, Manchester, M8 8AQ
Unit 4, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Flat 19, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 11, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 87, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 90, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 94, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 104, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 51, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 34, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 26, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 49, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 45, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 41, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 39, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 12, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 5, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 4, St Davids Court, Sherborne Street, Manchester, M8 8ND
34 Allison Street, Manchester, M8 8AR
Unit D, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Flat 79, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 78, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 73, St Davids Court, Sherborne Street, Manchester, M8 8NT
74E Sherborne Street, Manchester, M8 8HU
Flat 33, St Davids Court, Sherborne Street, Manchester, M8 8ND
Unit B1, C And C Industrial Estate, Broughton Street, Manchester, M8 8LR
Unit 5, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Tiny Tigers Nursery, Cheetham Sure Start, Cheetwood Road, Manchester, M8 8AQ
Flat 105, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 58, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 48, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 20, St Davids Court, Sherborne Street, Manchester, M8 8ND
Flat 2, St Davids Court, Sherborne Street, Manchester, M8 8ND
73 Sherborne Street, Manchester, M8 8NU
71 Sherborne Street, Manchester, M8 8NU
15 Cheetwood Road, Manchester, M8 8AQ
Unit E, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR
Unit 6, Sherborne Street Trading Estate, Sherborne Street, Manchester, M8 8LR

Flat 76, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 95, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 77, St Davids Court, Sherborne Street, Manchester, M8 8NT
74B Sherborne Street, Manchester, M8 8HU
Unit B3 Front, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Flat 67, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 69, St Davids Court, Sherborne Street, Manchester, M8 8NT
Flat 15, St Davids Court, Sherborne Street, Manchester, M8 8ND

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