

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144748/FO/2025
Date registered valid: 11 December 2025
Proposal: Installation of extraction flue to the rear.
Address: 550 Stockport Road, Manchester, M12 4JJ
Ward(s): Longsight Ward

Applicant: Mr Sheraz Haider
Agent (if any): Mr M S Malik NASA Design Studio Ltd
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 December 2025

Standard consultations:

Printed: 17 December 2025

Expired: 10 January 2026

Neighbour notifications

Printed: 17 December 2025

Expired: 10 January 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

The application properties form part of a retail parade located on the western side of Stockport Road and within Longsight District Centre. The rear boundary of the site adjoins Dencombe Street, which provides separation from the neighbouring Longsight Market. Dencombe Street is characterised by shop frontages that have been formed to neighbouring units (presented toward the market).

The application property formed part of a larger property that was sub-divided through the implementation of 141378/FO/2024 facilitating the formation of two Class E units. The application property comprises two storeys and a pitched roof. To the rear a two storey outrigger with a hipped roof projects into a rear yard.



Fig.1 – Views of the front and rear of 50 Stockport Road

Description of development

The proposed development involves the installation of an extraction flue with an overall height of 7.9 metres (and a clearance of 2.26 metres above ground level). The flue terminus would terminate above the eaves to the main building and outrigger. The main body of the flue would have a diameter of 193 mm and a cowl diameter of 321 mm. A square ventilation grille would be incorporated into the recessed part of the rear elevation. The flue would operate in support of the use of the ground floor of the property as a restaurant (Class E(b)).



Fig.2 – Proposed elevations

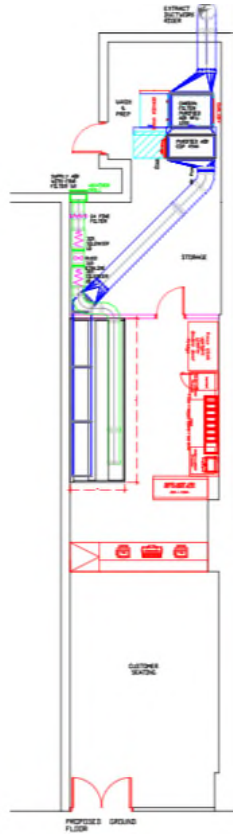


Fig.3 - Proposed layout

Site history

- i. 142470/FO/2025: Approved - 14.05.2025
550 - 552 Stockport Road, Manchester, M12 4JJ.
Erection of a single storey rear extension to existing commercial unit
- ii. 141378/FO/2024: Approved - 07.01.2025
550 - 552 Stockport Road, Manchester, M12 4JJ.
Elevational alterations to facilitate the subdivision of ground floor retail unit into 2no. retail units together with the change of use of the first floor to form 3no. self-contained apartments with associated bin stores
- iii. 043867/FO/CENTL3/93: Approved - 17.08.1993
550 Stockport Road Longsight.
Installation of a new shop front
- iv. F12750: Approved - 14.03.1980
552 Stockport Road, Longsight.
Use of vacant rooms above shop premises as a Dental Surgery.
- v. F06276: Approved - 27.04.1977
550 Stockport Road, Longsight.
Use of former chiropodist surgery on 1st floor as sauna and health centre.
- vi. 036847: Approved - 09.08.1990
552, Stockport road, Longsight.
Change of use of first floor of premises from Dentist to Health Club

Consultations & Notification Responses

Local businesses and residents – No comments received.

Environmental Heath – The following comments have been received:

- i. Fume extraction – Notwithstanding the submitted details, further information is required relating to the operating specification of the proposed extraction flue. A condition is recommended to ensure the submission and approval of required details.
- ii. Noise attenuation – A condition is recommended to ensure the approval of a scheme to ensure the appropriate attenuation of noise from externally mounted equipment forming part of the development.

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
- ii. Chapter 16: Promoting healthy communities

The following chapters of the NPPF, adopted December 2024, are also relevant:

- ii. Chapter 8: Promoting healthy and safe communities
- iii. Chapter 12: Achieving well-designed places

The proposed flue would have a visual impact, but its height and diameter of the proposed flues is consistent with similar extraction systems that have been granted planning permission in the district centre. The flue installation is required to deliver a sustainable use for the application property. The operation of the flue would be managed by condition. On balance, the development would be satisfactorily related to the specified chapters of the NPPF.

Planning Practice Guidance - 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. In considering this application the following aspects of the PPG have been appropriately responded to:

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

It is considered that the development would be appropriately related to the above objectives for the reasons set out in the report.

The Places for Everyone Plan - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024 and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is 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 policies are relevant:

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. It is considered that the development, comprising a restaurant use and flue installation, would be appropriate given the context of the site. Policy JP-P6 would therefore be accorded with.

JP-S1 (Sustainable development) - In this case, the development would facilitate a permitted change within Class E thereby securing a sustainable use for the ground floor. Policy JP-S1 would thereby be accorded with.

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 policies are relevant to the proposed development:

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would facilitate the operation of a ground floor Class E use, The development would positively contribute to the commercial offer in the district centre. Emissions and noise would be managed through conditions. Policy SP1 would thereby be accorded with.

Policy C 2 District centres - States that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. It promotes the efficient use of land and housing where it supports the vitality and viability of the district centre. The development would accord with these objectives.

Policy EN19 Waste - Requires consideration how the sustainable waste management needs of the end user will be met. The use of the premises is permitted under Class E. However, the application property benefits from a yard that has the capacity to accommodate required bins. Policy EN19 would thereby be positively responded.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development with due regard to the character of the surrounding area;
- o Effects on amenity;
- o Accessibility - In relation to inclusive access and sustainable transport modes;
- o Community safety and crime prevention;
- o Design for health;
- o Refuse storage and collection.

Given the nature of the development, it is considered that the siting of the flue would have a proportionate visual impact. Related conditions would secure its appropriate operation. Policy DM1 would thereby be accorded with.

Unitary Development Plan (UDP) saved policies -The following saved UDP policies are also considered to be relevant:

Policy E3.3 (Environmental Improvement and Protection) - States that all development in Manchester should meet high standards of urban design and opportunities for good design, which enhance the overall image of the city should be fully realised, particularly along major radial roads, such as Stockport Road. The proposed flue would not be visible from Stockport Road and there would be no change to the existing circumstances.

DC10 (Food and Drink uses) – Although the proposed use relates to a permitted change, policy DC10 is relevant in the assessment of the development on the amenities of the area and the operation of related equipment.

Policy DC10.1 – Requires consideration of potential impacts on the amenity of neighbouring residents and arrangements for the storage and collection of refuse and litter.

Policy DC10.4 – Discusses the need to include conditions to address , amongst other things, the management of noise, fumes, smells, the storage of refuse and the collection of litter

The development relates appropriately to a district centre context, and conditions would manage to operation of the proposed flue and related equipment. As stated, the site has the capacity to accommodate bins. Policy DC10 would thereby be accorded with.

Policy DC26 (Development and noise) - A condition has been included to attenuate noise from the installed flue. Policy DC26 would thereby be accorded with.

Positive and proactive engagement with the applicant - An amendment to the DMO, 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 authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. 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 is acceptable and therefore determined within a timely manner.

Principle of the development – As stated the flues installation relates to a permitted change of use within Class E. The included conditions relate specifically to the installation of the flue. The principle of the development is acceptable in the surrounding context retail and commercial use.

Management of fume emissions and noise – The proposed flue would have some visual impact. The proposed flue would be positioned in the most appropriate position to reduce its impact on the amenity of residents occupying first floor accommodation. A noise attenuation condition has been included to further reduce the impact of the operation of external equipment associated with the development. These conditions would ensure the appropriate management of the operation of the extraction system.

Opening hours and serving hours – The development relates to the installation of a fume extraction scheme, and the associated use relates to a permitted change of use within Class E. A condition restricting opening and servicing hours cannot be applied in these circumstances.

Conclusion – The proposed development would be acceptable subject to its operation in accordance with the included conditions.

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 policies 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 is acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawing received by the City Council as local planning authority on 11 December 2025 and referenced:

4.0 Proposed Plan (Job No 2025-044) and 5.0 Proposed Elevations (Job No 2025-044)

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.

3) The development hereby approved relates to the operation of the ground of 550 Stockport Road as restaurant under Class E (b) of the Town & Country Planning Use Classes Order 1987 (amended).

Reason – For the avoidance of doubt and in the interests of the amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Prior to first use of the development hereby approved a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC10 of the Unitary Development Plan and the National Planning Policy Framework.

5) a) Prior to the occupation of the development, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in

accordance with the approved details.

b) Prior to the first [use of the ground floor and first floor commercial units], a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the local planning authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the local planning authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

Informative

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) Environmental Health have advised that:

i. Given the proximity of first floor residential uses, the proximity of receptors requires clarification as part of the required fume extraction scheme.

ii. For new kitchen extract systems calculated to have a 'high' or 'very high' odour impact risk score, 'very high levels of control' in accordance with the EMAQ guidance are required to minimise emissions of PM2.5 as far as is reasonably practicable in accordance with Defra Interim Planning Guidance - PM2.5.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

550 - 552 Stockport Road, Manchester, M12 4JJ

Stall A16 And Stall A17, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A15, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A14, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A13, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A12, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A11, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stalls A9-A10, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A8, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A7, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A6, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A5, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A4, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A3, Longsight Market, Dickenson Road, Manchester, M13 0WG

Stall A2, Longsight Market, Dickenson Road, Manchester, M13 0WG
Stall A1, Longsight Market, Dickenson Road, Manchester, M13 0WG
Flat Above, 554 Stockport Road, Manchester, M12 4JJ
Longsight Market, Dickenson Road, Manchester, M13 0WG
541 Stockport Road, Manchester, M12 4JH
539 Stockport Road, Manchester, M12 4JH
Shop Rear Of 554, Stockport Road, Manchester, M12 4JJ
554 Stockport Road, Manchester, M12 4JJ
543 Stockport Road, Manchester, M12 4JH

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 (Middle) -
Area Team Boundary - Name: NORTH AREA