Our Ref: **05562047-1**

Director of Planning, Building Control & Licensing
Manchester City Council
Development Compliance
PO Box 532
Town Hall
MANCHESTER
M60 2LA

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Partner
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04 March 2026

Dear Director of Planning, Building Control & Licensing,

LAND AT 320 BARLOW MOOR ROAD, MANCHESTER M21 8AY ('THE PROPERTY')

We act on behalf of Mr Javad Farahani in relation to this planning application (the **"Application"**).

We wish to highlight the scope of the Application to assist the Council in understanding how it differs from the works subject to the Enforcement Notice dated 07 October 2026.

The Application is not limited to seeking permission for the front structure currently in place. The Application is comprised of the change of use from a restaurant to drinking establishment, alongside the introduction of a DDA-compliant ramp and the installation of a new bin store (as the council has previously indicated would be appropriate in pre-application advice). These form a materially different package of development beyond the works referenced in the Enforcement Notice and incorporate new components, the merits of which require their own assessment.

We would be grateful if the Council would accept and determine the application on that basis. Please do not hesitate to contact us if you have any queries or require further information.

Yours faithfully

CLAIRE PETRICCA-RIDING
PARTNER

FOR AND ON BEHALF OF IRWIN MITCHELL LLP

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