

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144130/FO/2025

Date registered valid: 31 October 2025

Proposal: Change of use of garage from storage to cafe (class E(b)) and erection of a new shop front.

Address: 224A Burton Road, Manchester, M20 2LW

Ward(s): Didsbury West Ward

Applicant: Mr Mohamed Ali

Agent (if any): Mr Mohamed Muse, Muse Architects

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: **9 March 2026**

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 21 November 2025
28 November 2025
9 February 2026

Standard consultations:

Printed: 12 November 2025 Expired: 3 December 2025

Neighbour notifications

Printed: 12 November 2025 Expired: 3 December 2025
Printed: 5 February 2026 Expired: 2 March 2026

Site notice

Posted: 28 November 2025 Expired: 19 December 2025
Posted: 9 February 2026 Expired: 2 March 2026

Press advert

Published: 18 November 2025 Expired: 9 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application site relates to a single attached flat-roof garage of 13m² footprint at the rear of 224 Burton Road, facing onto Bottesford Avenue, in the Didsbury West ward. There is a single door numbered 224A adjacent to the garage which leads to the flat at the rear / above no.224, and a steel up and over garage door for vehicular access. At the time the application was received, No.224A was classed as a residential property for Council Tax purposes and the garage is used for storage.

At the rear of the garage is an open alleyway running behind the commercial bars and shop units fronting Burton Road and houses fronting Arley Avenue, where bins are stored.

The site is located close to the Burton Road commercial centre of West Didsbury which is characterised by a proliferation of independent shops, bars and restaurants often with living accommodation above. Parking is on street in the residential terraced streets to the rear and the area is well served by public transport including frequent bus and Metrolink services.



Figure 1: The application property located on Bottesford Avenue.

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the change of use of a garage (ancillary storage) to a cafe (class E(b)) and erection of a new shop front.

Consultations & Notification Responses

40 letters of representation were received from 26 local residents and two from local Councillors Deborah Hilal and John Leech raising the following concerns:

- The proposal would give rise to disamenity of the residential area due to loss of privacy, Noise, Disturbance, Odour, Litter, Fire Risk, Waste and Traffic/Parking.
- The application property is in close proximity to residential properties.
- The proposal is not in keeping with the Conservation Area.
- Parking within the local area is already limited – proposal will exacerbate this by removing a single domestic garage.
- Plans rely on 2020 permission, never used & now expired. The building is still a garage, so the drawings and description don't match the real situation, contrary to NPPF paragraph 46.
- The Heritage Statement assesses the building as if fronting Burton Road, not Bottesford Avenue (a residential street). Therefore, its conclusions about setting, character and heritage significance are deemed factually unsound.
- An active commercial shopfront would impact character of the residential streetscene.
- The proposed waste storage area forms the fire exit for the adjacent commercial building - not within the applicant's ownership.
- Alleyway adjacent is already congested with residential and commercial waste bins.
- Over saturation of food outlets in vicinity (within 100m).

- Delivery driver/cyclist activity on residential road
- Potential for ancillary customer seating to disrupt pedestrian movements (under proposed awning).
- Proposal would disturb the existing balance between commercial and residential.
- Proposed early evening opening hours disrupt amenity.
- In such a confined layout it is difficult to see how acceptable hygiene and operational standards could be maintained.
- Introduction of commercial servicing & deliveries to Bottesford Avenue.
- Lack of customer management plan.
- Concern regarding the potential trajectory of the use if established.
- Submitted information contains inconsistencies.

Councillor Deborah Hilal -

(01/12/2025) I am raising my objection to the above planning application to change the ground floor office into a take-away premises currently located on Bottesford Avenue, West Didsbury.

Bottesford Avenue is a small residential road with no parking capacity it also consists of many residential homes including flats directly next door to the proposed take-away. There would be no parking capacity for customers, litter, noise and issues with waste collection would also be a problem. We already experience problems of waste collection from food businesses on Burton Road and this proposed application will add to the problems.

Currently there are no businesses located on Bottesford Ave apart from a hairdresser which does not create problems for local residents.

I ask that this application is refused.

(05/02/26) My objection still stands as the area is not suitable for a café selling food to the public (whether inside or outside) the street is a small road with no capacity for parking as it is already saturated with parking from the hospital staff there are only two businesses on Bottesford namely, a hairdresser and shop selling alcohol. This business would be close to residential properties, and this would have a detrimental effect on neighbouring homes. I also have serious concerns regarding waste disposal as the alley of Bottesford is already used for the waste disposal of businesses who have no place to store inside their premises, this has often resulted in the Compliance team having to visit to ensure the waste is being disposed of correctly. Another business selling food will add to the problem.

I hope the above explains my reasons for continuing to object to the application.

Councillor John Leech –

I am pretty certain that there is still a garage door on the garage, and so the existing plans are misleading. I would like to object on the following grounds.

1. Residential accommodation to both sides, making this proposal completely inappropriate, and likely to create significant disturbance for residents. The address is misleading, because 224a Burton Road is on Bottesford Ave, not Burton Road, and is between 2 Bottesford Avenue and 2a Bottesford Ave.
2. It is likely to result in significant traffic movements when people come to the takeaway or delivery drivers turn up to collect orders. There is no room for any parking. The Council is currently progressing a TRO, because of major problems with parking around the junction of Bottesford and Arley Avenues.

3. There is no suitable bin storage, and the proposal is for bin storage on land that is not part of the site. This is completely unacceptable. To make matters worse, they appear to be proposing domestic rather than commercial bin collection, according to the waste management strategy.

Consultees

Highway Services – Highways have concerns regarding potential impacts on pedestrian movement in the vicinity of the adopted footway associated with the originally submitted scheme. Query regarding whether the proposal would operate a car/cycle delivery Service.

Environmental Health – Submitted plans are confusing/conflicting.

- Planning statement states no hot food will be cooked or served on the premises. They are therefore not installing a kitchen extraction system, but the plans show what looks like there is a cooker / oven in the unit.
- Query whether there will be any type of fixed plant fitted for heating / ventilating the unit.
- They have shown that the bins are stored at the rear of the property, not in the alley at the side, but the bin storage area appears to be on someone else's property
- The proposed bin provision is inadequate as there are no recycling facilities.

West Didsbury Residents Association – Comments made through Councillor.

Greater Manchester Police – No objections, advisory comments given relating to Secured by Design standards, alarm and CCTV system.

Relevant Planning History

At the application site –

133271/FO/2022 – Change of use of garage from storage to Cafe (Class E use). Withdrawn 06.07.2022.

128331/FO/2020 – Change of use of garage from storage to office (Use Class E) together with associated elevational alterations. Approved 26.01.2021.

History of negotiations

Following the initial site visit, the planning officer queried whether the previous 2020 permission had been implemented. The agent submitted revised 'existing' plans & elevations and planning statement, dated 03/12/2025. Amended plans show the current use of the application property as a garage/storage. A revised planning statement details the proposed operational activity of the proposed café (Use Class E(b)), including details of proposed food & drink sales.

The application was readvertised on this basis of additional information, to accurately reflect the existing and proposed uses.

Following email notification that a proposed Class E(b) Use could not be supported by the LPA, the agent submitted a revised proposal for a Class E(g)(i) Use – office, on 03/03/2026. The planning officer communicated that this second revision could not be accommodated within the live planning application and advised that the current application was withdrawn. Then the revised office proposal could be applied for under a new planning application.

The agent confirmed via email on 09/03/2026 that they wished to proceed with a determination on the basis of the revised Class E(b) proposal.

Local Planning Policies

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. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places
JP-P2 – Heritage
JP-C5 – Streets for All

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EC 1 – Employment and Economic Growth in Manchester
EC 9 – Employment and Economic Development – South Manchester
C 1 – Centre Hierarchy
C 8 – Local Centres
T 1 – Sustainable Transport (partially superseded by PfE)
T 2 – Accessible areas of opportunity and need
EN 1 – Design Principles and Strategic Character Areas
EN 3 – Heritage (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC10 – Food and Drink Uses
DC14 – Shop Fronts and Related Signs
DC18 – Conservation Areas
DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

- Manchester City Council Shopfront and Signage Design Guide (2024)

National Planning Policy Framework

The National Planning Policy Framework (December 2024) – The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Paragraph 135 states – 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.

The Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in

the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy DP3 (Key principles for well-designed places) – This policy states that in order for development proposals to respond to their context and create well-designed places development proposals should consider context, liveability, climate, nature, movement, built form, public space and identity.

Issues

Principle of development:

The principle of the proposal is considered unacceptable as it conflicts with the development plan policies and associated guidance outlined in the preceding sections.

The proposed change of use from a garage (used for storage) to a cafe (Use Class E(b)) would result in an unduly harmful impact on the residential amenity of the area, generating increased comings and goings and elevated levels of activity on a predominantly residential side street in close proximity to residential properties.

The proposal is also noted as having harmful impacts on the visual amenity of the area, the appearance of the application property, and the character and significance of the Albert Park Conservation Area. In addition, it would exacerbate existing parking and traffic issues along Bottesford Avenue and generate higher levels of waste, further detracting from the quality of the local environment.

On this basis, the proposal is considered contrary to the principles set out under saved policies DC18, DC10 and DC26 of the Unitary Development Plan for the City of Manchester; policies DM1, SP1, EN3 and EN19 of the Manchester Core Strategy; chapters 12 and 16 of the National Planning Policy Framework (2024); policies JP-P1 and JP-P2 of Places for Everyone and MCC's Shopfront and Signage Design Guide.

Impact on visual amenity, the character of the Conservation Area and streetscene:

The proposal the proposal includes the following external alterations – see figure 2:

- Replacement of the existing steel up and over garage door on the principal elevation with a glazed shopfront of equal width including single access door and 6 glazed panels in an assortment of sizes
- Installation of new fascia signage for the proposed cafe (Class E(b)) use – with 3D lettering
- Installation of retractable awning

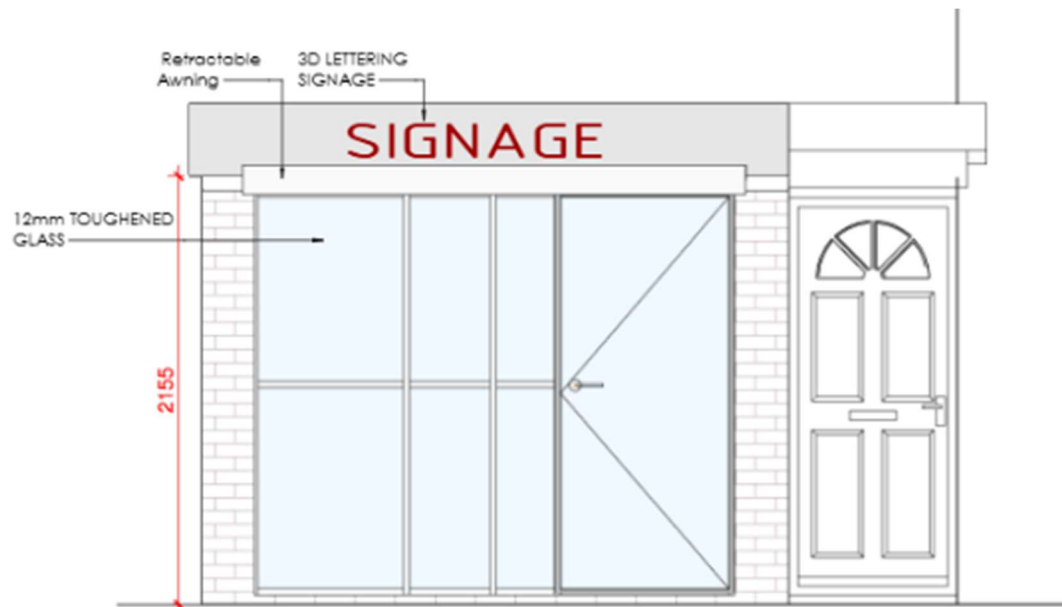


Figure 2: *Proposed Front Elevation - Plan reference MM_A2.1 REV P3*

The proposed external alterations do not represent a considered or high-quality design response. The proposed shopfront lacks coherence with the host building in terms of glazing pattern, and detailing, failing to take advantage of opportunities to enhance the streetscape and wider Conservation Area. A more appropriate approach was considered under 128331/FO/2020, which detailed a simple shopfront design for an office (use class E(g)(i)), with the ratio of glazing to timber elements being proportionate to the scale of the front elevation.

Instead, the proposal would create an ad hoc appearance, with asymmetric glazing pattern and prominent fascia signage with 3D lettering and awning, which would cause visual harm by its incongruous and incoherent appearance. As such, the proposal fails to achieve a positive design outcome and would result in harm to the appearance of the building, visual amenity of the Albert Park Conservation Area, and wider residential streetscape.

On this basis, the proposal is considered to conflict with the principles set out under policies DM1 and SP1 of the Manchester Core Strategy, saved UDP policy DC18, chapter 12 and 16 of the National Planning Policy Framework (2024), policy JP-P1 and JP-P2 of Places for Everyone and MCC's Shopfront and Signage Design Guide.

Impact on residential amenity:

The proposed café use (Class E(b)) would operate a takeaway service only, with primary service window fronting Bottesford Avenue. The application property is acknowledged as being sited between residential properties, as shown in figure 3, physically severed from the Burton Road local district centre. As such, the immediate street scene is acknowledged as being characterised by residential properties.

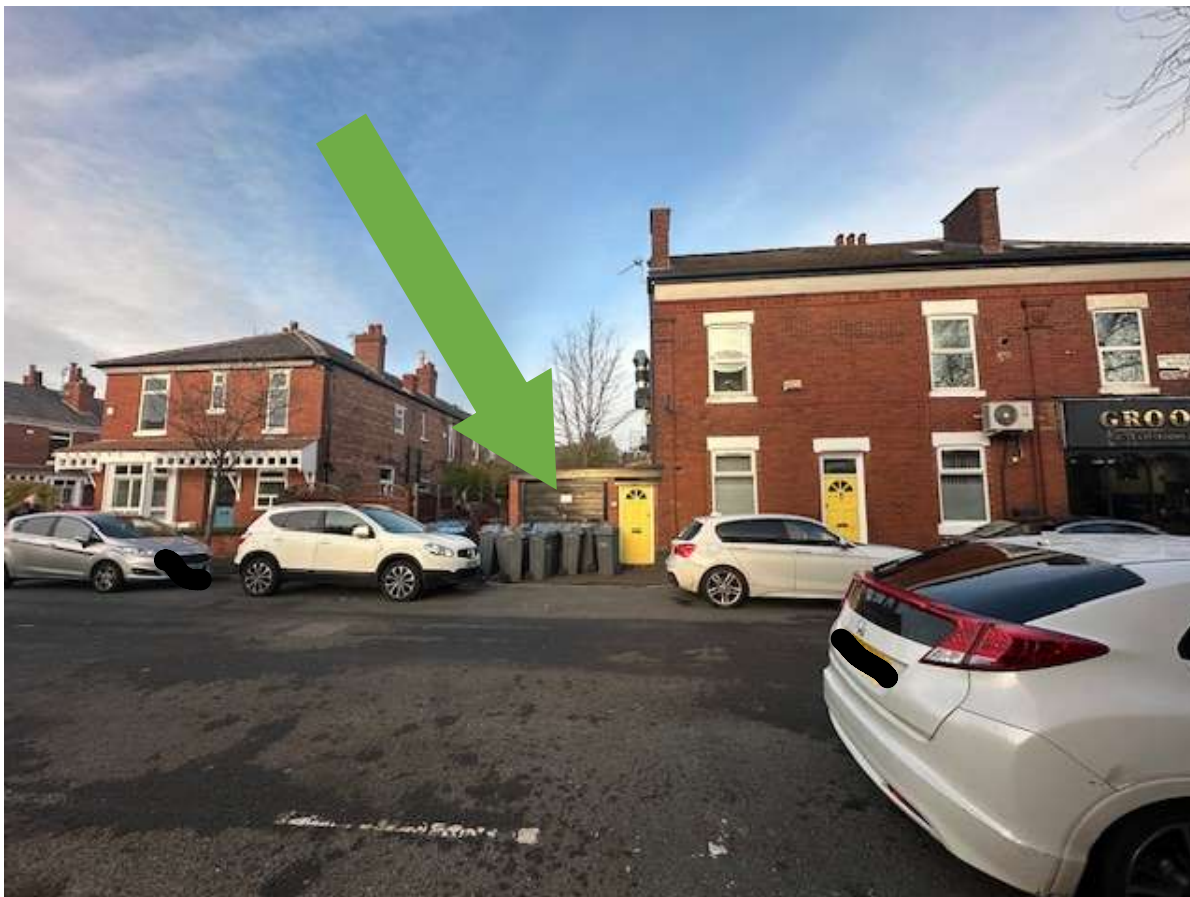


Figure 3: *Location of proposed Café at 224A Burton Road, sited in between residential properties.*

The submitted planning statement indicates proposed café opening hours of 08:00-19:00 Monday to Friday and 09:00-19:00 Saturday-Sunday. The proposal is considered to have an unduly harmful impact on residential amenity due to the encroachment of commercial activity, including increased comings and goings on a predominantly residential street location, in close proximity to residential properties whose boundaries and accesses lie approximately a minimum of 10cm from the unit.

A café with takeaway service only, may generate substantial pedestrian activity, with customers waiting outside, congregating, and sometimes consuming food nearby. This can lead to noise, litter, and potential anti-social behaviour, as well as short-stay and sometimes illegal parking, causing congestion and highway safety concerns. Delivery drivers further add to noise and disturbance. Additionally, takeaway food and drinks establishments produce food and drink packaging waste, which may give rise to harm upon visual amenity and increases in street cleaning requirements. These impacts are not comparable to the previous garage (storage) use, which generally involved no public interactions and congregation.

The nearest residential properties are located along Bottesford Avenue and Arley Avenue approximately 10cm – 2.5m from the application site, including:

- no. 224A, an upper floor flat with sole access door located directly adjacent to the application site
- no. 2A, a ground floor flat directly adjacent to the application site (due SE) – note habitable windows directly exposed to street
- no. 2 Bottesford Avenue (due NW)
- no. 1 Bottesford Avenue (due SW)
- rear gardens of terraced properties along Arley Avenue

The proposed use may introduce persistent early evening activity until 19:00, including customer arrivals, waiting, and departures, as well as potential delivery driver movements. This pattern of activity is likely to result in audible noise from conversations, vehicle engines, and door slamming, particularly during hours when ambient noise levels are lower. The congregation of customers outside the premises also raises the potential for disturbance, loss of existing levels of privacy and anti-social behaviour, which would be highly perceptible to neighbouring occupiers given the proximity and orientation of their properties. Furthermore, the accumulation of litter and food packaging in the vicinity would detract from the visual amenity of the residential area and could affect the enjoyment of outdoor amenity spaces by residents. These impacts, taken together, are considered to result in an unacceptable level of harm to the living conditions of neighbouring occupiers.

A number of local objections from residents and ward councillors have raised concerns regarding the introduction of a café at this address, due to its proximity adjacent to residential properties.

On this basis, the proposal is considered to conflict with the principles set out under saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework (2024), policy JP-P1 of Places for Everyone.

Waste:

The application has been accompanied by a waste proforma (dated 10th September 2025). This proforma makes sole reference to 'low rise domestic' provision, whereas the revised proposal would constitute as a 'commercial development'.

Environmental Health have reviewed the submitted information and raise concerns regarding the location of proposed refuse storage and the absence of recycling facilities.

The submitted site plan (ref: MM_A1.1 REV P2 – see figure 4) illustrates the proposed and existing location of bin storage, directly to the rear of the application site. However, the officer found on the site visit that this proposed refuse storage area constituted as the sole rear exit of the adjacent commercial unit, Sante (including Fire Exit). Therefore, this land is understood as not being within the ownership of the applicant and has never been used for refuse storage by the applicant (which is falsely claimed in the application submission).



Figure 4: *Proposed Site plan - Plan reference MM_A1.1 REV P2*



Figure 5: *Location of proposed refuse storage behind the application site (green box) – this land falls outside of the applicant's ownership*



Figure 6: *Existing refuse storage provision along the back-alley way between Arley Avenue (residential) and Burton Road (commercial). Green arrow shows applicant's proposed location of their waste storage provision – accessed from alley way.*

Given the above, it is considered that the revised proposal has not demonstrated sufficient waste management details. In the absence of sufficient waste management details, the proposal is considered to exacerbate the existing waste management arrangement in the local vicinity, which comprises significant levels residential and commercial refuse bins stored along the back alley located directly adjacent to the application site (see figure 6), therefore the proposal would impact residential amenity.

Impact on Highway and Pedestrian Safety:

The proposed cafe and associated servicing window with external awning would be located on a predominantly residential street, Bottesford Avenue. During the case officer's site visit, existing parking and traffic issues were observed. Although MCC Highways Services have raised no formal objection, it is considered that the proposal would exacerbate these existing issues due to the typical vehicular and pedestrian comings and goings associated with food and drink uses which specifically offer takeaway business only, including customer pick-ups and deliveries. This increased activity directly adjacent to residential properties is likely to result in short-term parking on local on-street parking areas, which in turn may create congestion, conflict between residential and commercial uses, and the potential obstruction of the carriageway and footpath, to the detriment of pedestrian and highway safety.

Other matters:

Noise/Extraction/Ventilation

The application has been accompanied by a Planning Statement (received 03/12/2025), which confirms that the applicant would “*Not undertake any primary cooking of hot food (no fryers, grills, ovens or hot-food extraction)*”.

Environmental Health have reviewed the submitted information and raise concerns regarding inconsistencies between the submitted planning statement and proposed floor plan (see figure 7). The submitted GF plan illustrates the provision of a cooker / oven within the cafe unit. EH have queried whether there will be any type of fixed plant fitted for heating and/or ventilating the proposed Class E(b) unit.

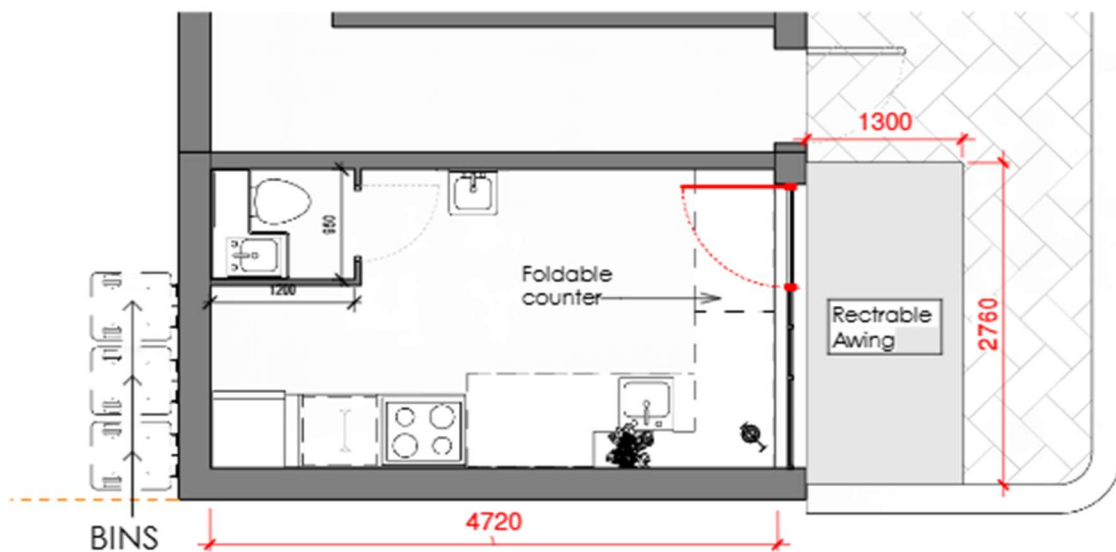


Figure 7: Proposed Ground Floor Plan - Plan reference MM_A2.1 REV P3

Moreover, at the site visit, the partial removal of brickwork was evidenced within the side elevation of the application property (garage), facing the adjacent back-alley – see figure 8. No information has been provided by the agent/applicant detailing the requirement for this opening.



Figure 8: *Partial removal of existing brickwork evidenced on the side elevation of the application property (garage).*

Notwithstanding the above, in order to sufficiently assess any potential impact from any associated external plant, a Noise Impact Assessment (NIA) and kitchen fume extract strategy report (which would cover fumes, vapours and odours) would be required to be submitted for review by Environmental Health.

Conclusion:

The proposed change of use from a garage (used for storage) to a cafe (Use Class E(b)) would result in an unduly harmful impact on the residential amenity of the area, generating increased comings and goings and elevated levels of activity on a predominantly residential side street in close proximity to residential properties.

The proposal is also noted as having harmful impacts on the visual amenity of the area, the appearance of the application property, and the character and significance of the Albert Park Conservation Area. In addition, it would exacerbate existing parking and traffic issues along Bottesford Avenue and generate higher levels of waste, further detracting from the quality of the local environment.

On this basis, the revised proposal is considered contrary to the principles set out under saved policies DC10, DC18, and DC26 of the Unitary Development Plan for the City of Manchester; policies DM1, SP1, EN3 and EN19 of the Manchester Core Strategy; chapters 12 and 16 of the National Planning Policy Framework (2024); policies JP-P1 and JP-P2 of Places for Everyone and MCC's Shopfront and Signage Design Guide.

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: Refuse

Article 35 Declaration

Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns cannot be overcome by the submission of a revised proposal. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reasons for recommendation to refuse

- 1) The use of the premises as a cafe (Class E(b) use) would have a detrimental impact upon the amenity of neighbouring residents, particularly those residing in the properties situated along Bottesford Avenue and Arley Avenue, due to the increase in the levels of activity (comings, goings, servicing & deliveries), noise and disturbance, waste generation, commercial encroachment into the residential area, increase in pedestrian traffic and demand for parking/servicing. The proposed change of use is therefore contrary to the provisions of saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework (2024), policy JP-P1 of Places for Everyone.
- 2) The proposed external alterations including installation of new glazed shopfront, fascia advertisement and external awning, by virtue of their lack of coherence, design and detailing would fail to achieve a positive or high quality of design and would fail to enhance the

character or the appearance of the area generally and the Albert Park Conservation Area specifically. Moreover, the proposal would introduce a visually prominent active commercial frontage within a predominantly residential streetscape. As such the proposal is contrary to the City Council's Planning Policies SP1, DM1 and EN3 of the Manchester Core Strategy, policies JP-P1 and JP-P2 of the Places for Everyone Development Plan Document, Chapters 12 and 16 of the National Planning Policy Framework (2024) and MCC's Shopfront and Signage Design Guide.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association
Highway Services
Environmental Health
Heritage & Urban Design
Greater Manchester Police

Flat Above, 232 Burton Road, Manchester, M20 2LW
230A Burton Road, Manchester, M20 2LW
175 - 177 Burton Road, Manchester, M20 2LN
Flat E, 226 Burton Road, Manchester, M20 2LW
Flat D, 226 Burton Road, Manchester, M20 2LW
Flat C, 226 Burton Road, Manchester, M20 2LW
Flat B, 226 Burton Road, Manchester, M20 2LW
Flat A, 226 Burton Road, Manchester, M20 2LW
220A Burton Road, Manchester, M20 2LW
230 Burton Road, Manchester, M20 2LW
17 Arley Avenue, Manchester, M20 2LQ
3 Bottesford Avenue, Manchester, M20 2LF
2A Bottesford Avenue, Manchester, M20 2LF
Garden Flat, 232 Burton Road, Manchester, M20 2LW
Flat Above, 234 Burton Road, Manchester, M20 2LW
218 Burton Road, Manchester, M20 2LW
226 Burton Road, Manchester, M20 2LW
220 Burton Road, Manchester, M20 2LW
234 Burton Road, Manchester, M20 2LW
232 Burton Road, Manchester, M20 2LW
224 Burton Road, Manchester, M20 2LW
173 Burton Road, Manchester, M20 2LN
222 Burton Road, Manchester, M20 2LW
4 Bottesford Avenue, Manchester, M20 2LF
2 Bottesford Avenue, Manchester, M20 2LF
1 Bottesford Avenue, Manchester, M20 2LF
228 Burton Road, Manchester, M20 2LW
20 Arley Avenue, Manchester, M20 2LQ
19 Arley Avenue, Manchester, M20 2LQ
18 Arley Avenue, Manchester, M20 2LQ
16 Arley Avenue, Manchester, M20 2LQ
14 Arley Avenue, Manchester, M20 2LQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA