MANCHESTER CITY COUNCIL

# PLANNING

# GROWTH & DEVELOPMENT

# DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

| | |
|---|---|
| **Application no.** | 144129/FO/2025 |
| **Date registered valid:** | 30 September 2025 |
| **Proposal:** | Installation of new shop front. |
| **Address:** | 287 Barlow Moor Road, Manchester, M21 7GH |
| **Ward(s):** | Chorlton Park Ward |
| **Applicant:** | Mr Khalid Ashraf |
| **Agent (if any):** | Mr Niamat Ali, NA Design |
| **Case officer:** | Joshua Lee<br>Tel: 0161 219 2851<br>Email: joshua.lee@manchester.gov.uk |

**Recommendation:** Approve

**Date of recommendation:** **10 December 2025**

## APPLICATION DETAILS

| | | |
|---|---|---|
| **Type of application:** | Full Application Consent | |
| **Development type:** | Minor Other | |
| **Date of site visit:** | 30 October 2025 | |
| **Standard consultations:** | Printed: 10 October 2025 | Expired: 31 October 2025 |
| **Neighbour notifications** | Printed: 10 October 2025 | Expired: 31 October 2025 |
| **Site notice** | Posted: 30 30 October 2025 | Expired: 20 November 2025 |
| **Press advert:** | Published: 14 October 2025 | Expired: 4 November 2025 |

| | |
|---|---|
| **Departure from Development Plan:** | No |
| **Environmental Statement:** | Not required |
| **Listed building:** | Opposite MANCHESTER SOUTHERN CEMETERY (Grade II Park and Garden) including MANCHESTER CREMATORIUM SOUTHERN CEMETERY CHAPEL (Grade II) |
| **Conservation area:** | Not applicable |
| **Tree Preservation Order:** | Not applicable |

## Description of site/building

The proposal is related to an early C20 two storey end-terrace shop unit with forecourt premises on Barlow Moor Road. The property features an existing Class E unit to the ground floor and associated accommodation to first floor. The property features an existing shopfront with central door, brick stallrisers and glazed transom and fanlight finished in white UPVC.

## Description of area

The proposal is in a row of commercial premises in the mostly residential area of the Chorlton Park ward of Manchester. Opposite sits the Grade II listed Manchester Southern Cemetery and associated Grade II listed Chapel building.

## Description of development

Installation of new shop front.

The proposal replaces the existing shopfront with a new aluminium framed glazed shopfront.
The door is moved to the left and brick stallrisers removed to allow floor length glazing.

Fascia and signage remain as existing.

The new shopfront allows internal access rearrangement.

## PLANNING HISTORY

There is no planning history at the address.

## CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

## Notifications

Local Residents
No representations received.

Ward Members
Councillor Mandie Shilton Godwin raised concerns about the proposed new shop front, particularly:

- Whether illuminated signage is proposed, given the site's sensitive location opposite the listed Cemetery
- Whether the applicant has had regard to the Manchester Shop Front Design Guide.

## Publications

Site Notice and Press Advertisements
No representations received

## NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The applicant was asked to have regard to the Manchester Shop Front Design guide.

## Updated proposed development

The updated scheme introduces a new 580mm tall stallriser and a second access door.

The updated scheme also removes the signage which sits above the fascia.

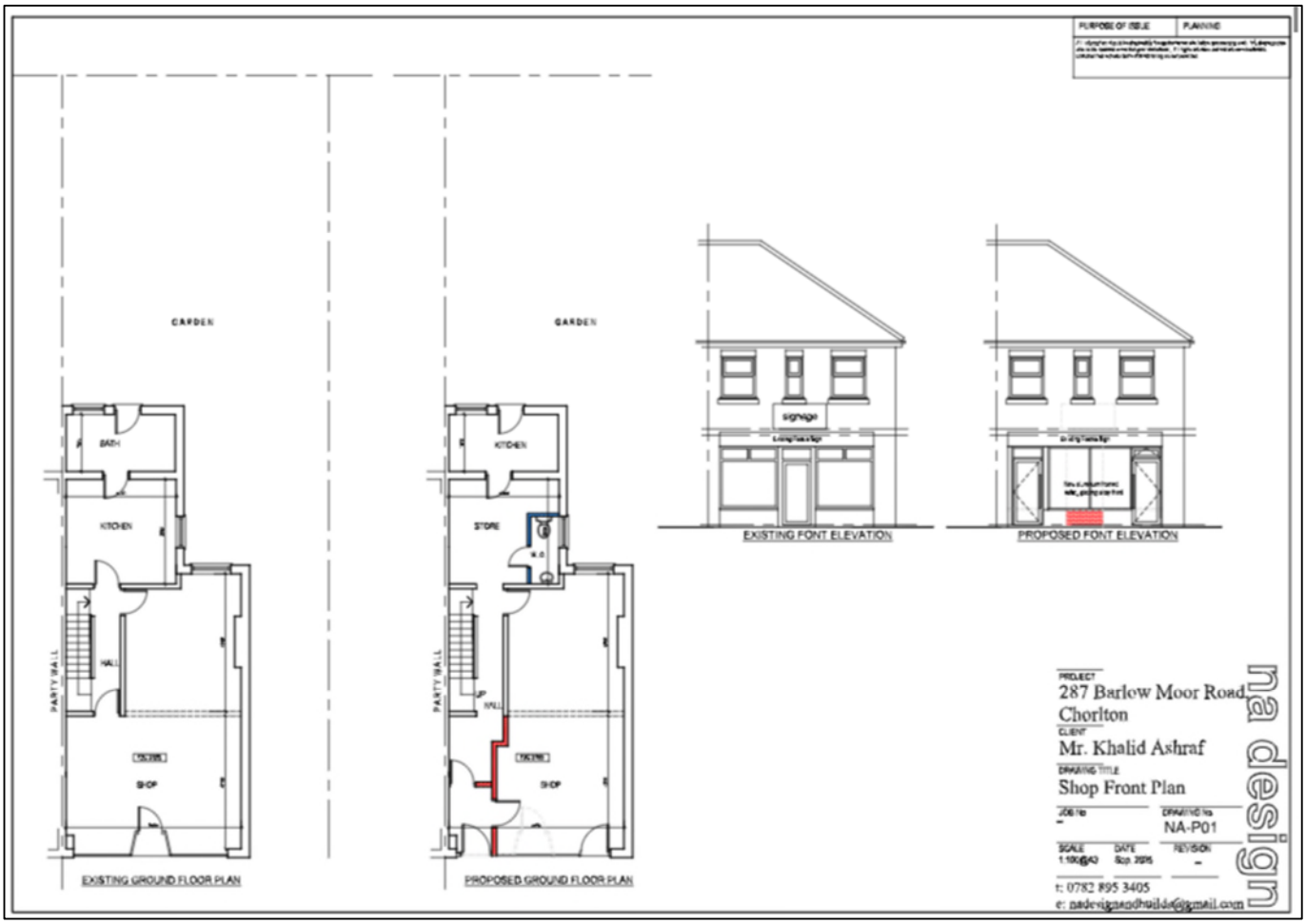


**Figure 1. Existing and proposed**

## CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Following the submission of the revised plans a 14-day notification was issued.

## Notifications

Local Residents
No representations received.

## RELEVANT POLICIES

Decisions must be made in accordance with the development plan, unless material considerations indicate otherwise (s38(6) Planning and Compulsory Purchase Act 2004). Where relevant, duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 (ss.66(1)/72(1)) are engaged for listed buildings and conservation areas.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 2 - Economy and the City Centre
    - EC 1 - Employment and Economic Growth in Manchester
    - EC 2 – Existing Employment Space
    - EC 9 – South Manchester
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC14 - Shop fronts and related signs
    - DC19 - Listed Buildings
  - Environmental Improvement and Protection
    - E3.3 – City major radial and orbital roads and rail routes.
- Shopfront and signage design guide
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for Jobs
    - JP-J1: Supporting Long-Term Economic Growth
    - JP-J2: Employment Sites and Premises
  - Places for People
    - JP-P1 Sustainable Places
    - JP-P2: Heritage
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 6 – Building a strong, competitive economy
  - Section 12 – Achieving well-designed places
  - Section 16 - Conserving and enhancing the historic environment

## ASSESSMENT

### Principle of development

The Council seeks to ensure that the design of shop fronts and associated signage respects both the architectural character of the host building and the wider streetscape. While design can be subjective, planning decisions must be guided by established principles and relevant policy. In this regard, the Manchester Shopfront and Signage Design Guide is a material consideration and sets out best practice for achieving high-quality, context-sensitive design.

In this case, the principle of development is considered acceptable. The proposed alterations are consistent with the aims of UDP Policy DC14, which specifically addresses shop fronts. The proposal also aligns with the guidance in the NPPF (Section 12), which encourages development that is visually attractive and sympathetic to local character.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

## Appropriate siting, layout, scale, form, massing, materials, and detail

The existing shopfront comprises a white UPVC frontage with a double-fronted layout, featuring a central recessed door, sub-divided windows, a fanlight above the door, fascia signage, and brick stallrisers. The proposal seeks to replace this arrangement with a new aluminium-framed glazed frontage, incorporating a door to each side and full-height glass panels above a stallriser.

While the proposed design differs from the original, it retains elements of the traditional shopfront character particularly through the inclusion of a stallriser. The removal of signage above the fascia contributes to a more coherent and rationalised appearance, reinforcing the horizontal emphasis of the frontage. The design is considered to have a negligible impact on massing and sits comfortably within the existing street scene.

## Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposed shopfront reflects the varied character of the surrounding parade, which includes both traditional terraces with stallrisers and modernised units with full-height glazing. By reinstating a stallriser and removing signage above the fascia, the scheme improves coherence and respects traditional design cues. In the context of a fragmented streetscape with inconsistent treatments, the proposal represents a modest but positive enhancement to the visual character of the area.

## Effects on amenity

### Privacy

The proposed replacement shopfront would not introduce any new openings or features that would affect the privacy of neighbouring occupiers. As such, the development would have no impact on local privacy.

### Light

The replacement of the existing shopfront with a new glazed frontage would not result in any material change to the amount of light received by neighbouring properties. The proposal would therefore have no impact on local light levels.

## Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal includes the reposition of an entrance however it does not impact accessibility

## Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

## Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

## Effects relating to biodiversity, landscape, archaeological or built heritage

### Archaeological or built heritage

The application site lies opposite the Grade II listed Manchester Southern Cemetery and its associated Grade II listed Chapel building. These heritage assets are designated for their historical and architectural significance, including:

- Their layout as a late Victorian public cemetery (established in 1879) with a formal grid of paths and a central elliptical drive.
- Design by City Surveyor J.G. Lynde and buildings by H.J. Paull, with later 20th-century extensions.
- A distinctive trio of Gothic-style chapels (Anglican, Nonconformist, and Catholic), arranged on axial and cross-axial alignments, alongside an early Jewish mortuary chapel.
- A rich variety of monuments commemorating notable late-19th and early-20th century Manchester figures.
- The survival of the cemetery's layout, planting, and structures in largely intact and good condition.

The proposed shopfront alterations are modest in scale and sympathetic to the architectural style of the host building. The revised design, which includes the reinstatement of a stallriser and removal of signage above the fascia, contributes positively to the coherence of the street scene. Given the prevalence of altered shopfronts in the area, the proposal is considered to sit comfortably within its context.

In accordance with Section 16 of the National Planning Policy Framework (NPPF), any harm to the setting of nearby heritage assets is assessed as less than substantial. This level of harm is outweighed by the public benefits of the scheme, including visual enhancement and improved functionality of the unit.

## Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

## Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

# 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.

# PLANNING BALANCE & CONCLUSION

The proposed shopfront alterations are modest in scale and have been revised to better reflect the character of the surrounding area, including the sensitive setting opposite the Grade II listed Manchester Southern Cemetery. The reinstatement of a stallriser and removal of signage above the fascia contribute positively to the coherence of the street scene. The scheme aligns with relevant local and national planning

policies, including UDP Policy DC14, Core Strategy Policy DM1, and Section 12 of the NPPF. Any harm to the setting of nearby heritage assets is considered less than substantial and outweighed by the public benefits of improved design and functionality. On balance, the proposal is acceptable and recommended for approval.

## 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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

## CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

### 1. 3-year time limit

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

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

### 2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing - Location Plan 30 Sep 2025 THE LOCATION PLAN
b. Drawing - Existing & Proposed 12 Nov 2025 NA-P01 FLOOR PLAN AND ELEVATION

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

### 3. Materials as agreed

The materials used in the external surfaces of the development hereby approved shall be as follows:

a. Fenestrations: Aluminium frames
b. Brick stallriser: to match the existing fascia brick in style, colour and texture

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

## APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Heritage & Urban Design

Manchester Crematorium, Barlow Moor Road, Manchester, M21 7GZ

285 Barlow Moor Road, Manchester, M21 7GH

6 Leeswood Avenue, Manchester, M21 7LR

289 Barlow Moor Road, Manchester, M21 7GH

14 Larmuth Avenue, Manchester, M21 7LN

8 Leeswood Avenue, Manchester, M21 7LR

10 Leeswood Avenue, Manchester, M21 7LR

16 Larmuth Avenue, Manchester, M21 7LN

# APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Area Team Boundary - Name: SOUTH AREA