

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144262/FO/2025
Date registered valid: 21 October 2025
Proposal: Erection of single-storey extensions to the front and rear of the property to provide additional retail space and associated storage.
Address: 210 Hollyhedge Road, Manchester, M22 4QN
Ward(s): Sharston Ward

Applicant: WA Properties Ltd
Agent (if any): David Ormesher Holborow & Ormesher
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 April 2026



Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 26 February 2026

Standard consultations:

Printed: 23 October 2025 Expired: 13 November 2025

Neighbour notifications

Printed: 23 October 2025 Expired: 13 November 2025

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/area

This application relates to 210 Hollyhedge Road, a mid-terraced commercial property with associated commercial accommodation above. The terrace consists of six ground floor commercial units with a central 1st and 2nd floor element providing either residential accommodation or associated office/storage facilities. To the north of the site, on the opposite side of Hollyhedge Road there is residential accommodation varying in height from 2 to 4 storeys, while to the east there is an Asda supermarket. To the south of the site there is an access road to the rear of the commercial terrace and beyond that are the rear garden of a number of dwellings on Briardene Gardens. To the front of the site there a car parking area.



Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

Erection of single-storey extensions to the front and rear of the property to provide additional retail space and associated storage.

Originally the applicant also proposed to convert the upper floors into 2 self-contained flats but given concerns about the rear access that element was withdrawn.

Consultations & Notification Responses

Local Residents/Businesses – No comments received.

Highway Services – Submitted comments in relation to the original application and raised no objections to the proposal.

Environmental Health – Submitted comments in relation to the original application and raised no objections subject to the imposition of acoustic insulation and waste management conditions.

Greater Manchester Police – GMP stated the following in relation to the original proposal:

GMP would not support this application. The proposal requires the access to the apartments to be at the rear of the building. Access from the rear of the property has very little natural surveillance, this will leave residents & visitors vulnerable to criminality, fear of crime, and antisocial behaviour.

Policies

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 are outlined below:

Policy DM3 (Determining development proposals) – When considering development proposals, local planning authorities should:

- a) Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;
- b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
- c) Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;
- d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
- e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
- f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Core Strategy Development Plan Document – 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. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the 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 relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Issues

Principle of the Proposal – The application relates to the extension of an existing commercial premises, and there is no objection in principle to the proposed development within this established commercial location. Notwithstanding this, careful consideration must be given to the potential impacts of the development on the amenity of nearby residential occupiers, the visual appearance of the building and the streetscene, and the safe and convenient movement of pedestrians and vehicles.

Design – The proposal comprises two elements: a single-storey rear extension to provide additional storage space, and a single-storey front extension to provide additional retail floorspace.

The rear extension would be a simple and functional structure, incorporating a brick rear wall with a doorway and a pitched roof above.

The front extension would bring the frontage of the premises forward to align with No. 212 Hollyhedge Road, occupying the area beneath the existing canopy, as shown on the annotated photograph below. The proposed front elevation would comprise a stall riser with two windows above and an entrance door positioned on the left-hand side. This would be finished with a fascia, behind which a perforated roller shutter would be installed.

The design of the proposed shopfront would reflect that of the adjoining unit, ensuring visual continuity within the parade. Having regard to the scale, form and appearance of the extensions, the proposal is considered to be acceptable in design terms.

Conditions regarding the proposed materials and the colour coating and final finish of the roller shutter are suggested in this instance.



Residential Amenity – The nearest residential properties to No. 201 Hollyhedge Road are located approximately 34 metres away on Briardene Gardens, with further dwellings situated some 38 metres away on the opposite side of Hollyhedge Road. Having regard to these separation distances and the nature of the proposal, which seeks to provide an enlarged store and retail floorspace, it is not considered that the development would result in any undue harm to the residential amenity currently enjoyed by the occupants of the nearby dwellings.

Visual Amenity – Given the design and siting of both extensions, it is not considered that the proposal would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Car Parking – The proposal would not result in a reduction in the number of parking spaces provided to the front of this commercial parade.

Pedestrian and Highway Safety – Given that the proposed extension to enlarge the retail element of the premises is modest in scale, it is not expected to result in any material increase in traffic movements. Accordingly, it is not considered that the development would give rise to any adverse impact on existing levels of pedestrian or highway safety along this section of Hollyhedge Road.

Waste Management – The existing waste management arrangements are considered sufficient to cope with the enlarged retail space now proposed.

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 issues arising from the consideration of this application.

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

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 drawings and documents:

- a) Location Plan, received on 6 October 2025
- b) Proposed plans and elevations, drawing no. 2388 25 02B, received on 13 April 2026
- c) Design and Access Statement, received on 17 October 2025
- d) Roller shutter data sheet, received on 6 October 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Manchester Core Strategy.

3) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented and thereafter in accordance with the approved details/samples.

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

4) The roller shutters hereby approved shall not be installed until full details of the proposed colour coating and final finish, have been submitted to and approved in writing by the Local Planning Authority. The roller shutters shall be installed and thereafter retained in accordance with the approved details.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Greater Manchester Police

First And Second Floor, 208 Hollyhedge Road, Manchester, M22 4QN

Flat Above, 206 Hollyhedge Road, Manchester, M22 4QN

40 Briardene Gardens, Manchester, M22 9UN

Flat 1, 204 Hollyhedge Road, Manchester, M22 4QN

ASDA, 214 Hollyhedge Road, Manchester, M22 4QN

Flat 14, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 13, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 12, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 11, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 10, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 9, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 8, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 7, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 6, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 5, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 4, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 3, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 2, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Flat 1, Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

Holly View, 223 Hollyhedge Road, Manchester, M22 4QD

41 Briardene Gardens, Manchester, M22 9UN

204 Hollyhedge Road, Manchester, M22 4QN

233 Hollyhedge Road, Manchester, M22 4QD

231 Hollyhedge Road, Manchester, M22 4QD

229 Hollyhedge Road, Manchester, M22 4QD

227 Hollyhedge Road, Manchester, M22 4QD

225 Hollyhedge Road, Manchester, M22 4QD

202 Hollyhedge Road, Manchester, M22 4QN

212 Hollyhedge Road, Manchester, M22 4QN

208 Hollyhedge Road, Manchester, M22 4QN
206 Hollyhedge Road, Manchester, M22 4QN
44 Briardene Gardens, Manchester, M22 9UN
43 Briardene Gardens, Manchester, M22 9UN
42 Briardene Gardens, Manchester, M22 9UN
38 Briardene Gardens, Manchester, M22 9UN

Appendix 2 – Planning constraints

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