

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145132/FO/2026

Date registered valid: 6 February 2026

Proposal: Erection of a single-storey, detached cold and freezer room structure to the rear of the property, including associated external condenser units and hard landscaping, in connection with existing cafe operations.

Address: 355 Barlow Moor Road, Manchester, M21 7FZ

Ward(s): Chorlton Park Ward

Applicant: Hawadi Sharfeden, Cafe La Fina Ltd

Agent (if any):

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 March 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 3 March 2026

Standard consultations: Printed: 12 February 2026 Expired: 5 March 2026

Neighbour notifications: Printed: 12 February 2026 Expired: 5 March 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: Not applicable

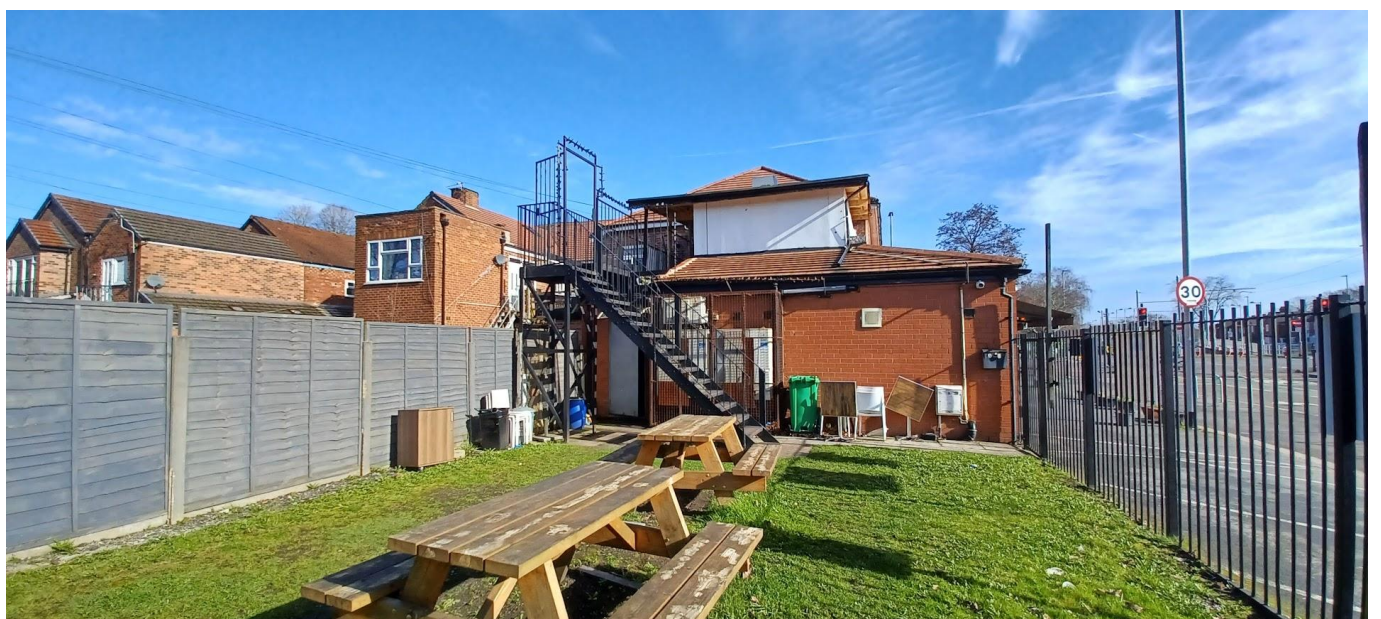
Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced building of redbrick with a red tile hipped roof. The property features white uPVC-framed windows, a glazed shopfront at ground floor level to its Barlow Moor Road and Hardy Lane frontages with fascia signage above, a retractable awning, to the side, an outdoor seating area bordered by timber planters to the front and side, a single storey side and rear extension, an external staircase to the rear, and an open garden/yard space to the rear.

The property appears to exhibit a café use (Class E) across both floors.

The surrounding area is mixed in terms of its character with a variety of commercial premises evident on either side of Barlow Moor Road (some with residential flats above) and terraced and semi-detached residential properties situated on the surrounding streets, including Hardy Lane, Hough End Avenue, and Dagnall Avenue.

The property is not listed, nor is it sited within a Conservation Area.





Description of development

The applicant is seeking planning permission for the “Erection of a single-storey, detached cold and freezer room structure to the rear of the property, including associated external condenser units and hard landscaping, in connection with existing cafe operations”.

Planning history

129098/P3CPA/2021 – Prior approval for change of use from betting shop (sui generis use) to Cafe (A3 Use Class) – Approved (17.03.2021).

130177/FO/2021 - Installation of window and door to shop front and creation of outdoor seating area on the Hardy Lane frontage – Approved (02.07.2021).

143513/FO/2025 - Erection of a first floor rear extension and associated canopy to form cold storage room in association with the existing café use with associated condensing units – Refused (30.01.2026).

Consultations & Notification Responses

Local residents – no representations received.

Environmental Health made no objection to the proposal, requesting a condition relating to the control of noise associated with external plant be attached in the event of an approval.

Highways made no objection to the proposal, indicating:

- The proposed changes do not abut up to the adopted highways. The proposed work when completed will not have an unacceptable impact on the highways
- The site is located adjacent to the adopted highway Barlow Moor Road, which is subject to a 30mph limit, also with ‘No Parking’ and No Loading kerbside restrictions operational.
- The site is also adjacent to Hardy Lane an adopted road that is subject to a 20mph limit, also with ‘No Parking’ kerbside restrictions operational. To the rear of the property is an alley which is subject to a legal alley gate closure.
- The development is not considered likely to intensify the use of the premises beyond those already established.
- The current parking arrangements through the gate access would be unaffected by the proposal. Note: other parking occurs on the frontage with Hardy Lane. This parking occurs without dropped kerbs and could be happening without planning permission.
- The development is not considered likely to give rise to any additional waste-related impacts beyond the current demand.
- Due to the closeness of the Metrolink, a Construction Management Plan is required.

TfGM made no objection to the proposal, indicating whilst the development proposals are unlikely to affect Metrolink operations the site does adjoin the highway in which the Metrolink operates and therefore we would like the applicant to be advised that the details of working safely near Metrolink can be found on the Metrolink Website (see informative note).

Chorlton Civic Society - no representations received

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC26 – Development and Noise
- Policy E3.3 – Environment Improvement and Protection

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

The National Planning Policy Framework (NPPF, 2024)

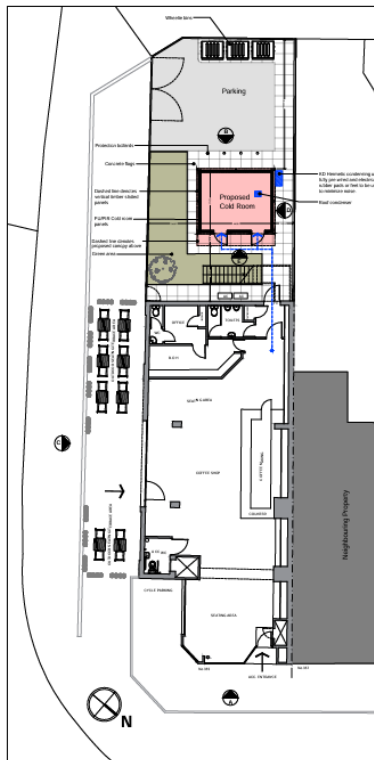
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places

Draft National Planning Policy Framework (NPPF, 2025) – The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



Ground Floor Plan 1:100

0 5m 10m 1:100



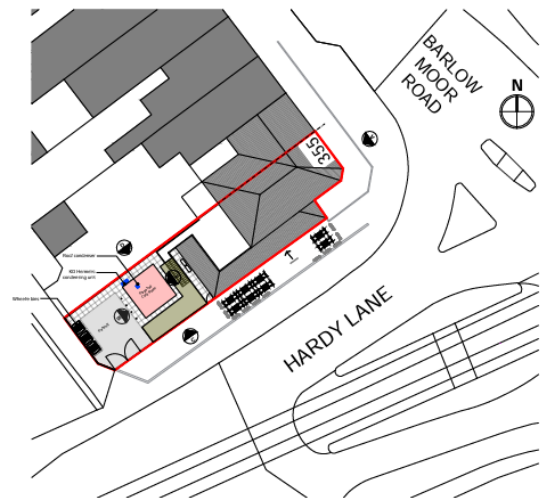
North East Elevation / Elevation - A
1:100



South West Elevation / Elevation - B
1:100

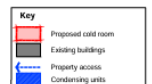


South East Elevation / Elevation - C
1:100

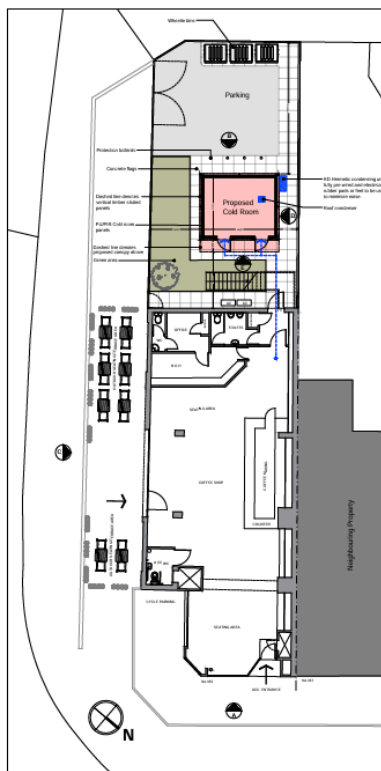


Site Plan 1:200

Please note: These drawings are for planning purposes only and should not be used for construction.

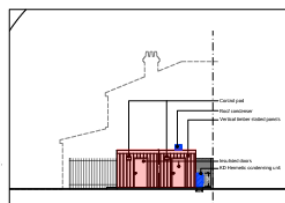


Submitted proposed plans and elevations

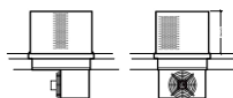


Ground Floor Plan 1:100

0 5m 10m 1:100



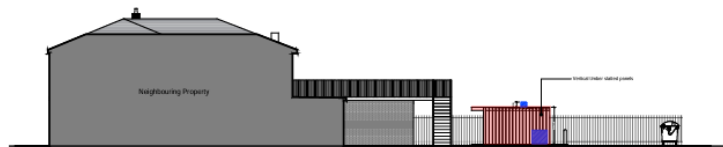
North East Elevation / Elevation - E
1:100



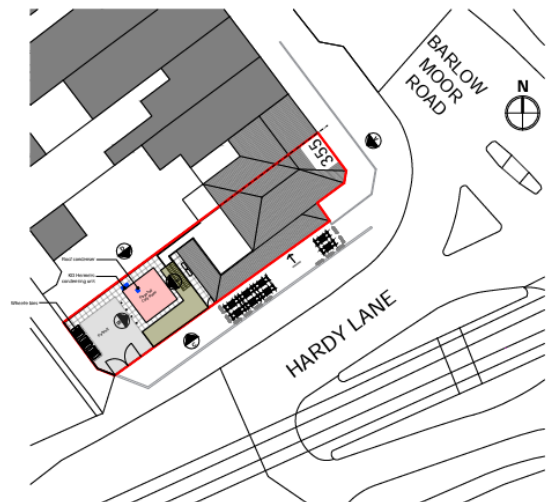
Roof condenser



KD Hermetic condensing unit

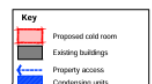


North West Elevation / Elevation - D
1:100



Site Plan 1:200

Please note: These drawings are for planning purposes only and should not be used for construction.



Submitted proposed plans and elevations

Issues

Principle – the principle of the proposal, to erect a single-storey, detached cold and freezer room structure to the rear of the property, including associated external condenser units and hard landscaping, in connection with existing café operations, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, waste, parking, highways, amongst other matters.

Siting, scale, and massing – the proposal would be sited within the existing yard space located to the rear of the property. It would comprise a single storey detached structure measuring to approximately 4.6m in length, 4.6m in width, and 2.3m in height. It would be sited roughly 3.3m away from the existing building, 1.2m away from the plot's northwestern boundary, 7.8m away from the rear boundary, and 2.8m away from the plot's southeastern boundary.

Given that the proposal would be single storey with subservient dimensions to the existing building and adequate gaps maintained to the plot's shared boundaries, the siting, scale, and massing of the proposal is considered acceptable as it would avoid resulting in an excessively large or bulky addition to the site and would avoid causing undue harm to the character and amenity of the area.

Appearance and visual amenity – the proposal involves the erection of a single storey detached cold and freezer room enclosed by a canopy structure. The canopy structure would feature a flat roof with a projecting overhang to the northeast and vertical timber slatted panels to its elevations, samples/specifications of which are to be secured via condition. Its southeast, southwest, and northwest elevations would be blank, whilst its northeast elevation would feature two doors and two control pads.

Although the structure would be visible from viewpoints along Hardy Lane and Barlow Moor Road, it would be relatively standard in terms of its design and appearance for developments of this type. Timber cladding is a commonly used material for outbuildings and utility structures, and the proposal would therefore not appear incongruous within this context. As such, the development is not considered to give rise to an unduly harmful impact upon the visual amenity of the area. To ensure the external materials are of an appropriate quality, a condition requiring the submission of materials samples/specifications has been imposed.

Residential amenity – given that the proposal would be single storey, positioned away from nearby residential properties, and would retain adequate separation distances to all shared boundaries, it is not considered to give rise to significant impacts in terms of overshadowing, loss of light, loss of outlook, or loss of privacy.

Noise – the proposal involves the installation of two KD Hermetic condensing units in association with the cold store. One condensing unit would project upwards from the roof of the canopy structure by approximately 0.3m, whilst the other would project 0.35m from the northwestern side elevation of the structure.

The nearest noise sensitive receptors to these units appear to be the first-floor flat above No.357 Barlow Moor Road located to the northwest of the application property and the dwellinghouse at No.2 Hardy Lane located to the southwest. In order to mitigate harmful impacts upon the amenity of these occupiers, Environmental Health have recommended a condition relating to the control of noise associated with the proposed condensing units. Subject to adherence to these safeguards, the impact of the units on the residential amenity of the area should not be unduly harmful.

Waste storage and management – as no change of use is proposed, the matter of waste storage provisions and collection falls outside the scope of the current application. Nevertheless, it is noted that sufficient space exists within the rear yard to accommodate the storage of bins.

Parking and highways impact – MCC's Highways Service has confirmed that the proposed development does not abut the adopted highway and would not result in any unacceptable impact on highway safety or operation. The site lies adjacent to Barlow Moor Road, which is an adopted highway subject to a 30mph speed limit and enforced 'No Parking' and 'No Loading' restrictions, and also adjoins Hardy Lane, an adopted 20mph road with operational 'No Parking' kerbside restrictions. A legally gated alley is located to the rear of the property. The development is not considered likely to intensify the use of the premises beyond its existing level, and the current parking arrangements accessed through the rear gate would remain unaffected. It is noted that additional parking occurs on the Hardy Lane frontage, although this takes place without dropped kerbs and may not be formally authorised. The proposal is also not expected to generate any additional waste-related impacts beyond those already associated with the site.

Other matters – MCC's Highways Services requested that a Construction Management Plan be secured by condition due to the site's proximity to the Metrolink tramline. However, given the modest scale and limited extent of the proposed development, such a requirement is considered disproportionate and onerous. In addition, TfGM raised no objection to the proposal and instead advised that the applicant should refer to Metrolink's guidance on working safely near the tram network, available via the Metrolink website. For these reasons, a Construction Management Plan condition has not been imposed.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, and impact upon visual and residential amenity as it broadly complies with saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, and EN1 of the Manchester Core Strategy, the National Planning Policy Framework (2024), Places for Everyone, and the draft National Planning Policy Framework (2025).

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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1) 3-year time limit:

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) Specified plans:

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

'Proposed Plans, Elevations', numbered '003-P1', received by the City Council as Local Planning Authority on the 6th February 2026.

'Proposed Plans, Elevations', numbered '004-P1', received by the City Council as Local Planning Authority on the 6th February 2026.

Technical data sheets for HERMETIC RECIP. CONDENSING UNITS, received by the City Council as Local Planning Authority on the 6th February 2026.

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) Materials:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, no above-ground construction works shall take place until specifications and/or 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 City Council as Local Planning Authority.

The development shall then be carried out 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) Condensing units - noise:

a) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the installation of the condensing units hereby approved, either a scheme that demonstrates that the condensing units 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 the condensing units so as 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.

b) Prior to the first operation of the condensing units, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the condensing units achieve a rating level of 5dB (LAeq) below the typical background (LA90) level 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 City Council as Local Planning Authority, before operation of the condensing units 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 Manchester Core Strategy and saved policy DC26 of the UDP.

Informatives:

1) Details of working safely near Metrolink can be found on the Metrolink Website via <https://tfgm.com/public-transport/tram/working-safely>.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester
Chorlton Civic Society

Flat 2, 296A Barlow Moor Road, Manchester, M21 8HA
Flat 1, 296A Barlow Moor Road, Manchester, M21 8HA
Flat 3, 365A Barlow Moor Road, Manchester, M21 7FZ
Flat 2, 365A Barlow Moor Road, Manchester, M21 7FZ
Flat 1, 365A Barlow Moor Road, Manchester, M21 7FZ
365 Barlow Moor Road, Manchester, M21 7FZ
363A Barlow Moor Road, Manchester, M21 7FZ
355A Barlow Moor Road, Manchester, M21 7FZ
11 Hardy Lane, Manchester, M21 7JY
5 Hardy Lane, Manchester, M21 7JY
7 Hardy Lane, Manchester, M21 7JY
Top Flat, 649 Mauldeth Road West, Manchester, M21 7SA
Flat, 649 Mauldeth Road West, Manchester, M21 7SA
651A Mauldeth Road West, Manchester, M21 7SA
First Floor Flat, 649 Mauldeth Road West, Manchester, M21 7SA
Chorlton Park Primary School, Mauldeth Road West, Manchester, M21 7HH
First Floor, 349 Barlow Moor Road, Manchester, M21 7QH
14 Aveson Avenue, Manchester, M21 8EY
361 Barlow Moor Road, Manchester, M21 7FZ
649 Mauldeth Road West, Manchester, M21 7SA
361A Barlow Moor Road, Manchester, M21 7FZ
Ground Floor, 349 Barlow Moor Road, Manchester, M21 7QH
9 Hardy Lane, Manchester, M21 7JY
12 Aveson Avenue, Manchester, M21 8EY
Flat Above, 363 Barlow Moor Road, Manchester, M21 7FT
296 - 298 Barlow Moor Road, Manchester, M21 8HA
2 Hardy Lane, Manchester, M21 7JZ
651 Mauldeth Road West, Manchester, M21 7SA
359 Barlow Moor Road, Manchester, M21 7FZ
357 Barlow Moor Road, Manchester, M21 7FZ
357A Barlow Moor Road, Manchester, M21 7FZ
369 Barlow Moor Road, Manchester, M21 7FZ
367 Barlow Moor Road, Manchester, M21 7FZ

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