MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144603/FO/2025
Date registered valid:	4 December 2025
Proposal:	Installation of new access hatch in shop front.
Address:	Wagamama, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Ward(s):	Didsbury East Ward
Applicant:	Mr Alex Neil Wagamama
Agent (if any):	Mr Chris Bradley, Bradley Architecture Limited
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**26 January 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 January 2026

Standard consultations:
Printed: 15 December 2025 Expired: 8 January 2026

Neighbour notifications
Printed: 15 December 2025 Expired: 8 January 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
The site relates to Parrswood Entertainment Centre which consists of multiple restaurants and associated car parking space. The site is bounded to the south by playing fields and to the west the A34. The neighbouring properties feature similar shop fronts and layout. The surrounding area is residential in nature, with a mixture of housing types including blocks of flats and semi-detached family properties.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area
The area relates to the Didsbury East Ward in Manchester. The area is mainly residential with accompanying schools and green space. The area benefits from a variety of transport links with multiple bus routes, Metrolink tram stops and train stations connecting the area to nearby wards and Manchester City Centre.

Description of development
The applicant is requesting planning permission for the installation of a new access hatch in shop front. The access hatch would facilitate delivery drivers to pick up orders from the restaurant window.

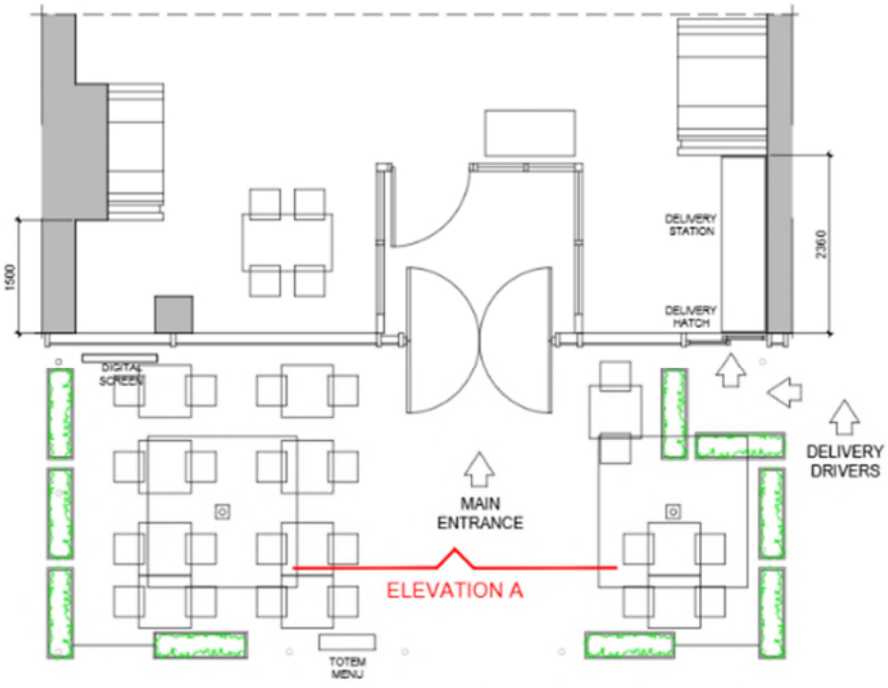
Consultations & Notification Responses
Neighbours, as per appendix 1- no comments or objections.

Highway services- were satisfied after being provided further information, have recommended further information which will be included in the informative along with the decision notice.

Environmental Health- no objections to the application.

Proposed Plans:

PROPOSED ELEVATION A



PROPOSED PLAN

Policy

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

The Manchester Core Strategy- Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management
Policy SP1- Spatial Principles

The National Planning Policy Framework (December 2024)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities
-Chapter 12- Achieving well-designed and beautiful places

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are considered to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving Sustainable Development
Policy S3- Presumption in favour of sustainable development
Policy S4- Principle of development within settlements

Achieving Well-Designed Places
Policy DP3- Key principles for well-designed places
Policy DP4- The design process

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and became part of the statutory development plan on March 21 2024.

-Policy JP-P1: Sustainable Places

Issues

The main issues for consideration relate specifically to the acceptability of the proposal in terms of its impact upon visual amenity and public safety. The access hatch would allow for a more functional transaction of delivery pick up and therefore the principle of development is acceptable. An assessment of the proposals under these criteria is outlined below.

Siting and Scale

The hatch would be located adjacent to the entrance of the Wagamama restaurant. The access window itself would be 0.6m in width and 0.8m in height. The hatch would not project forwards further than the existing window. Along with the access hatch, an accompanied waiting area is proposed which would require the removal of one table and two chairs.

Residential Amenity
The proposal is not considered to create any residential amenity implications including, privacy, onlooking, perceived onlooking, overshadowing or loss of light. In this case, the proposal is not considered to damage the residential amenity of the area.

Visual and Appearance
The access hatch would be inserted into the existing window along the Wagamama shop-front, it is not considered to affect the existing layout of the shop. The access hatch would not be out of character for the area and has been utilised on the neighbouring restaurant, Nando's. The hatch would utilise matching materials of aluminium framed glazed sliding screens to match the existing shop-front windows. Overall, the access hatch is considered a small addition and would blend with the existing restaurant and therefore be acceptable in terms of visual appearance in line with policies SP1 and DM1 of the Manchester Core Strategy.

Highways and Pedestrian Safety
It is mentioned in the operational management plan, which is to be conditioned, that the drivers would park in the car park and walk to the designated waiting area and access hatch. This would ensure that the drivers would not cause congestion along the parking bay or for pedestrians along the shop front. The car park is centrally managed by parking wardens who therefore will impose the parking regulations.

Cyclists would discreetly park in the designated waiting area to not cause congestion along the shop front to pedestrians. The insertion of the access hatch would result in the removal of the drivers from the main entrance and lead to less congestion around this area. It is estimated that there would be a range from 60 to 140 takeaway orders per day. The usual ratio for deliveries is 85% cars and 15% cyclists in which the operational management plan ensures that drivers would park considerately. The waiting area shown on the plan labelled as 'proposed plan' shows the designated waiting area for cyclists and drivers and would ensure that bikes do not congest pedestrian movements along the shopfront. Considering that highway services are satisfied with the scheme and proposed operational management plan, the proposal is considered acceptable.

Conclusion
Given the above issues, it is considered that the scheme for the proposal is acceptable in terms of its principle, siting, scale, visual appearance and highways safety as it broadly complies with Policies DM1 and SP1 of the Manchester Core Strategy, Chapters 8 and 12 of the National Planning Policy Framework, the draft NPPF policies S3, S4, DP3 and DP4 and policies JP-P1 of the Places for Everyone Joint Development Plan Document.

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.

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) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

(2) The development hereby approved shall be carried out in accordance with the following documents:

Drawing existing and proposed received 24 November 2025
Location plan received 24 November 2025
Operational management plan received 23 January 2026

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

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

- *[aluminium framed glazed sliding screens to match existing]*

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.

(4) The development hereby approved shall only be done in accordance with the following operational management details, agreed as part of planning application referenced 144603/FO/2025

-Operational Management Plan, received by the City Council as Local Planning Authority on the 23 January 2026.

Reason - To safeguard the amenities of highway safety, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informative

The applicant should be advised to make contact with the council's Highway Network Management teams by email, highwaynetworkmanagement@manchester.gov.uk to discuss pedestrian and traffic management plans and any effect on vehicular and pedestrian movement required to facilitate the development.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

We Buy Any Car, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Megabowl, Parrswood Entertainment Centre, Wilmslow Road, Manchester, M20 5PG
VIRGIN ACTIVE, Unit 8, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Nandos, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Parrswood Entertainment Centre, Wilmslow Road, Manchester, M20 5PG
8 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
41 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
49 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
6 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
15 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
43 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
27 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
11 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
31 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
39 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
53 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat 51, Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
38 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
2 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
47 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
20 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
7 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Cineworld Cinema, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Frankie And Bennys, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
1 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
21 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
5 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
37 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
42 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
52 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
54 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
55 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
17 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
46 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
4 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

25 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
14 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
40 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
26 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
32 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
34 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
50 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
33 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
18 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
35 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
13 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
45 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
44 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
22 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
9 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
28 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
29 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
23 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
24 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
3 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
30 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
10 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
16 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
36 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
19 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
12 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
48 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Chiqiutos, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Burger King, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG
Pizza Hut, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG

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) -
Area Team Boundary - Name: SOUTH AREA