

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144734/FO/2025

Date registered valid: 9 December 2025

Proposal: Alterations to shopfront in association with the formation of 2 self-contained flats on the first and second floor.

Address: 898 Stockport Road, Manchester, M19 3AD

Ward(s): Levenshulme Ward

Applicant: Mr Shabbir Ahmed, B & A PROPERTIES (UK) LIMITED

Agent (if any): Mr V Alyas, Architek UK

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 March 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 January 2026

Standard consultations:

Printed: 16 December 2025

Expired: 9 January 2026

Neighbour notifications

Printed: 19 December 2025

Expired: 12 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application property forms part of a red brick terrace over three storeys and is part of a larger parade located on the eastern side of Stockport Road close to its junction with Carrill Grove. It relates to larger retail and commercial parade within Levenshulme District Centre. The elevations are composed in red brick with horizontal detailing, stone cills and lintels. The building has a grey slate roof. The ground floor Class E unit appears to be vacant but was last used as restaurant with ancillary take away facilities. Its shopfront incorporates roller shutters with fascia signage above. The rear of the property incorporates a rear yard accessed via an alleyway leading to Carrill Grove. To the rear the application property comprises a single storey extension, an enclosed and partially covered yard and metal staircase providing first floor access and egress (in the retained open yard).



Fig. 1 – Views of the front and rear of 898 Stockport Road

Description of Development

The proposed development would involve:

- i. The formation of a new shopfront incorporating a pair of single leaf door separated by a full height centrally positioned display window. The new door would enable separate access to the retained ground floor take away and proposed upper floor flats.
- ii. The doorway to the upper floor would facilitate access to new internal staircase serving both proposed flats at first and second floor.
- iii. The space with the ground floor would be re-configured to allow the formation of a storeroom and WC in an existing single storey rear extension. The site incorporates an

enclosed and covered rear yard that would be utilised to provide bin storage for the proposed and retained uses. The side elevation of the enclosed yard and the existing gate opening to within the boundary wall (with the adjacent alleyway) would be widened to allow the transfer of bins the adjacent collection point.

- iv. At first floor, a one bedroom flat would be formed with internal space of 37 sq. metres. At second floor, a one bedroom flat would be formed with an internal area of 40 sq. metres.

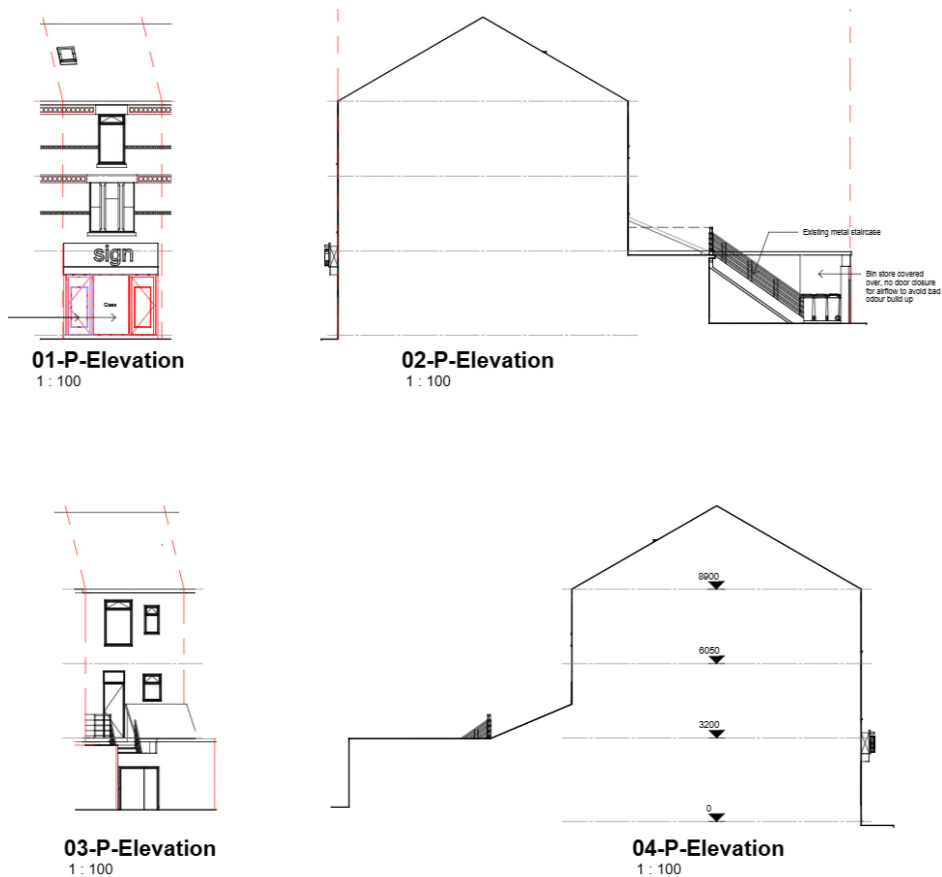


Fig. 2 – Proposed elevations

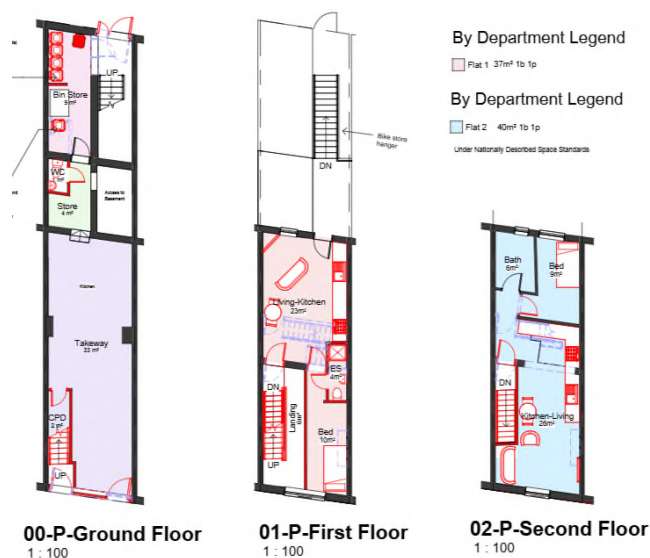


Fig.3 – Proposed layout

Site history

- i. 144149/P3GPA/2025: Refused – 25.11.2025
898 Stockport Road Manchester M19 3AD
Prior approval for change of use under Class G, Part 3, Schedule 2 of the GPDO 2015 (as amended) for conversion of upper floors from commercial to mixed use, comprising ground floor commercial unit and 2 self-contained flats on the first and second floors, with no external alterations
- ii. 066994/FU/NORTH2/03: Approved - 06.03.2003
898, Stockport Road, Levenshulme.
Change of use to A3 food and drink use on the ground floor
- iii. 023970: Refused - 25.04.1985
Broadleys Travel, 898, Stockport Road, Levenshulme.
Illuminated single sided box sign below first floor window

Consultations & Notification Responses

Local businesses and residents – No comments received.

Highway Services – The following comments have been received.

- i. The shopfront and doors would be contained within the application site without impact on the highway.
- ii. The site is in a sustainable location with access to public transport. The development would not result in significant additional trip generation.
- iii. External doors to the rear yard should be inward opening.
- iv. Refuse storage with the site would be acceptable. Measures should be in place to ensure that the return of bins to the storage areas.
- v. An informative is included relating requirements for highways licenses.

Environmental Health – The following comments have been received:

- i. Waste & Recycling – The submission has not demonstrated that the proposed bin arrangement would solely and appropriately serve the respective uses. There is also concern that the proposed bins would have sufficient capacity to accommodate waste and recycling for the respective uses.
- ii. Noise – The residential units would be potentially affected by noise from traffic travelling along Stockport Road, the nearby mainline railway, and nearby commercial uses and associated external plant, including permitted uses of the ground floor of the application premises. An acoustic attenuation condition relating to the residential accommodation is therefore recommended.
- ii. Fumes and odours - There may be potential fume/odour impacts on the occupants of the proposed residential flats from nearby commercial uses including the ground floor of the application premises. Further information is required regarding any assessment of this potential constraint.

Greater Manchester Police Design for Security – No objection but it is recommended that new fittings meet Secured by Design standards.

Issues

National Planning Policy Framework Plan-making and national decision-making policies
December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.

The Framework re-affirms that the planning system has the following objectives (paragraph 16):

- a. An economic objective
- b. A social objective –health, social and cultural well-being; and
- c. An environmental objective.

Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.

As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

Chapter 14: Achieving well-designed places - This chapter redrafts Chapter 12 of the current Framework: 'Achieving Well-Designed Places.' It includes national decision-making policies. The following aspects of policy DP3 are relevant to the consideration of the development: context; liveability; built form and identity. It is considered that the development would relate appropriately and cohesively to the style and character of the existing house and its context. Chapter 14 would therefore be positively responded to.

The following chapters of the current NPPF amended most recently in December 2024 are also referenced:

- i. Chapter 5 Delivering a sufficient supply of homes
- ii. Chapter 8: Promoting healthy and safe communities
- iii. Chapter 11: Making effective use of land
- iv. Chapter 12: Achieving well-designed places.

The proposal would meet the objectives of the above chapters for the reasons set of below.

Places for Everyone – Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

PfE policy JP-P6 (Health) is relevant, and would be accorded with as any potential harm associated with the development would be managed by condition.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

The development would positively the local supply of housing and provide a satisfactory quality of internal space. However, the operational aspects of the development, in relation to waste management and noise attenuation, are capable of being addressed through condition. Policy SP1 would thereby be positively accorded with.

Policy C 2 District centres - States that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. It promotes the efficient use of land and housing where it supports the vitality and viability of the district centre. The proposed mix of uses within Levenshulme District Centre would be appropriate and supported with satisfactory operational arrangements. Policy C2 would be positively responded to.

Policy EN 14 (Flood Risk) - Requires consideration of potential additional flood risk related to proposed development. The site is in Flood Zone 1 but is affected by potential surface water flooding. Given the nature of the proposed development and its accommodation within existing buildings would not affect the established circumstances relating to the risk of flooding. The development would thereby be appropriately to policy EN14 would thereby be accorded with.

Policy EN19 (Waste) - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how sustainable waste management needs of the end user will be met. The submission has demonstrated that the site has the capacity to satisfactory store waste and recycling. The final details would be agreed through condition to secure compliance with policy EN19.

Policy H1 (Overall Housing Provision) - The development would be potentially acceptable in terms of its layout and contribution to local housing supply or secure appropriate and sustained occupation.

Policy H 5 (Central Manchester) - States that high density housing will be permitted within Longsight District Centre as part of mixed-use schemes.

The principle of residential use above the existing ground floor commercial unit would respond positively to the objectives of policies H1 and H5.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. The site is in a sustainable location in terms of access to public transport and local services. The application site does not have the capacity to accommodate cycle storage.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

The above criteria have been related to the quality of the accommodation that would be formed and the potential impact on the amenity of future residents. On balance the accommodation would be appropriate. As discussed in this report, measures to attenuate noise and provide appropriate bin storage would be delivered by condition. The related harm to amenity would be contrary to the objectives of policy DM1.

Unitary Development Plan (saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC26 (Development and noise)

The following elements of policy DC26 are relevant:

Policy DC26.1 has been related to the proposals contribution to the local noise environment and how existing noise sources, including noise from traffic may impact on the proposed housing.

Policy DC26.4 requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily.

Policy DC26.5 has been related to the assessment of the development, in terms of measures to minimise the impact of noise on future residents, including the incorporation of noise insulation.

The submitted details do give sufficient certainty that appropriate noise attenuation could be achieved to attenuate noise from the ground floor Class E units and other external noise sources. The requirements of policy DC26 would be potentially met.

Shopfront and signage design guide - Sets out the best practice for shopfront design across the city and seeks to promote positive changes in the context of its urban environment.

In this case, the proposed design has been informed by the characteristics of the existing shopfront. The proposals would improve the relationship of the application property to the residential context, i.e., through a reduction in the width of glazing in the street elevation and the incorporation of a doorway that would reflect the character of neighbouring houses. The submission has not indicated the new roller shutters would be installed. On balance, the proposed would improve the existing circumstances.

Principle - Contemporaneous permitted development rights, associated with planning permission Ref: 066994/FU/NORTH2/03, allow the formation of a hot food take away (HFTA). A HFTA use appears to have been continuously undertaken since the implementation of the previous planning permission, and this use would be retained. The formation of upper floor flats would be acceptable in the context of Levenshulme District Centre and would be served with appropriate access and waste management arrangements. The principle of the development would be acceptable.

Opening hours – The opening hours attached to the ground floor food and drink use (through planning permission Ref: 066994/FU/NORTH2/03) remain applicable and are attached via condition, i.e.:

Sunday to Thursday: 8.00 am to 11.30 pm
Friday and Saturday: 8.00 am to midnight.

Quality of layout (residential units) – The proposed layouts of the proposed flats, would be informed by the constraints of the application property. Notwithstanding the above, the internal layout would meet the space criteria for one bedroom, one person residential units. This arrangement would be acceptable.

Shopfront alterations – The design of the shopfront has been informed by the existing arrangements. A reduction in the amount of glazing would maintain the relationship of the retail unit to the streetscene. The introduction of a new doorways would maintain continuity to the adjoining parade and improve the security of residents. On balance, the alterations to the shopfront would be acceptable.

Cycle storage – Given the constraints of the site and the position of bin storage areas and the external staircase the site would not have the capacity to accommodate cycle storage.

Existing built form – Internet records indicate that the existing rear extensions and staircase have been in place since 2008 and represent established features of the application property.

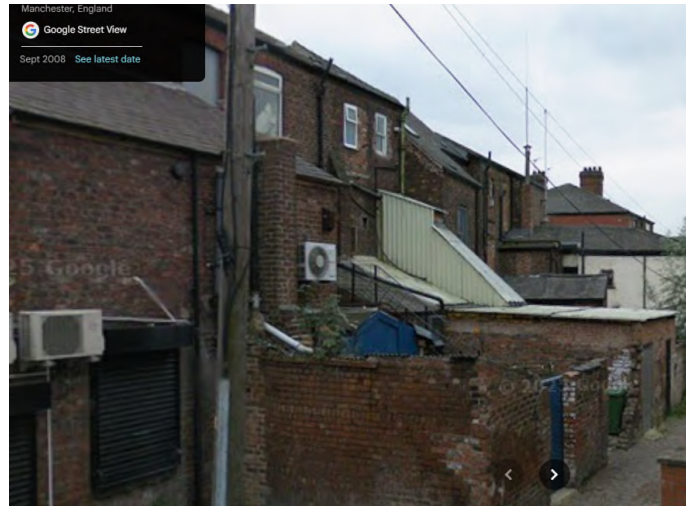


Fig.4 – Rear of the application property in 2008.

Waste management – The submission has identified an area for the storage of bins, which appears to have the capacity to deliver appropriate bin storage. A condition has been included to ensure that the approval of final details of the bin numbers and capacities in support of the respective residential and commercial uses.

Fume extraction – The ground floor use is supported with an extraction flue. As the existing ground floor use would be retained, the provision of a new flue would be an onerous requirement. A condition has been included requiring the approval of any new external plant and equipment and measures to secure its noise attenuation.

Gates inward opening – Although, not referenced in the description of development, the proposal would involve alterations to the elevation of the enclosed yard and provision of new gates to the boundary wall and the installation of new gates. To avoid obstructions of the adjacent alleyway, a condition has been included to ensure that the external gates are opening mechanism and maintained in situ thereafter. On this basis, the proposed gating would be appropriate.

Conclusion – The development would be appropriate within the context of Levenshulme District Centre, and its impact would be managed through the included conditions.

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. The proposal is acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

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 drawing received by the City Council as local planning authority on 9 December 2025:

Proposed site plan Ref: A101 Rev P1
Proposed floor plans Ref: A105 Rev P1
Proposed elevations Ref: A106 Rev P1
Proposed elevations Ref: A107 Rev P1.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The ground floor hot food take away shall not be open outside the following hours:
Sunday to Thursday: 8.00 am to 11.30 pm
Friday and Saturday: 8.00 am to midnight.

Reason – In the interests of the amenities of the area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC10 of the Unitary Development Plan and the National Planning Policy Framework.

4) The planning permission hereby granted relates to the use of the first and second floor of 898 Stockport Road, Manchester, M19 3AD, as two, one bedroom, one person flats (Class C3) and for no other purpose.

Reason – In the interests of the amenities of the area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC10 of the Unitary Development Plan and the National Planning Policy Framework.

5) a) Prior to the occupation of the development, either a scheme that demonstrates that any plant equipment 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 any plant equipment 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. The development shall then be carried out in accordance with the approved details.

b) Prior to the first [use of the ground floor and first floor commercial units], a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the local planning authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band 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 local planning authority, before the use 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 Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

6) a) Before the occupation of the authorised residential units (Class C3) a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Council as local planning authority. The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme.

b) Prior to the first use/occupation of the development, a Completion / Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from external sources and in order to protect future

residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

7) a) Before the occupation of the development, a scheme for the secure and separate storage for the respect commercial and residential uses, along with arrangements for its disposal, shall be submitted to and approved in writing by the City Council as local planning authority.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

8) The external gates to be positioned in the wall to the western boundary as shown on drawing Ref: Proposed floor plans Ref: A105 Rev P1; Proposed elevations Ref: A106 Rev P1 and Proposed elevations Ref: A107 Rev P1 shall be implemented with an inward opening mechanism and maintained in situ thereafter.

Reason – In the interests of the amenities of the area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC10 of the Unitary Development Plan and the National Planning Policy Framework.

Informative

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) The applicant is advised that any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

3) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

4) The planning permission hereby granted does not confer consent for the installation of roller shutters and related housing boxes to the proposed shopfront at ground floor level.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 3, 896A Stockport Road, Manchester, M19 3AD
Flat 2, 1A Carrill Grove, Manchester, M19 3AE
Flat 2, 896A Stockport Road, Manchester, M19 3AD
Flat 1, 896A Stockport Road, Manchester, M19 3AD
896 Stockport Road, Manchester, M19 3AD
Flat 1, 1A Carrill Grove, Manchester, M19 3AE
H&T Pawnbrokers, 894 Stockport Road, Manchester, M19 3AD
Top Flat, 900 Stockport Road, Manchester, M19 3AD
Flat Above, 898 Stockport Road, Manchester, M19 3AD
Flat Above, 817 Stockport Road, Manchester, M19 3BS
Flat 3, 813 Stockport Road, Manchester, M19 3BS
Flat 1, 813 Stockport Road, Manchester, M19 3BS
813 Stockport Road, Manchester, M19 3BS
813B Stockport Road, Manchester, M19 3BS
817A Stockport Road, Manchester, M19 3BS
813A Stockport Road, Manchester, M19 3BS
Flat 4, 813 Stockport Road, Manchester, M19 3BS
Flat 2, 813 Stockport Road, Manchester, M19 3BS
817 Stockport Road, Manchester, M19 3BS
900 Stockport Road, Manchester, M19 3AD
Station Hop, 815 Stockport Road, Manchester, M19 3BS
1 Carrill Grove, Manchester, M19 3AE
898 Stockport Road Manchester, M19 3AD

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: NORTH AREA