

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144279/FO/2025

Date registered valid: 5 November 2025

Proposal: Change of use of 1st Floor of Public House (Sui Generis) to a 6-Bed Guest House (Use Class C1)

Address: 65 Grimshaw Lane, Manchester, M40 2AX

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr C Smyton, D2H Land Planning Development Limited

Agent (if any): Ms Hannah Barter, D2H Land Planning Development Limited

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 26.02.2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: December 2025

Standard consultations:

Printed: 18 November 2025

Expired: 9 December 2025

Neighbour notifications

Printed: 18 November 2025

Expired: 9 December 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

The application site that is the subject of this planning application comprises of a part single part 2 storey brick and render building, with a pitched tiled roof and parapet gable end. The building was previously in use as a public house known as the Kippax. To the upper floor was ancillary residential accommodation in the form of a managers flat. The public house however is now vacant, and in a state of disrepair at the time of the application.

It sits at the junction with Grimshaw Lane and Bower Street. Access to the premises is via the main entrance on Grimshaw Lane, with a secondary access being on the side elevation on Bower Street. There are a set of solid steel gates that lead into the rear yard. On the Grimshaw Lane elevation there is a terraced residential property in the form of number 71 Grimshaw Lane which is attached to the application premises.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Area

The north of the premises opposite the site is characterised by established terraces of residential properties in the form of Duoro Street, Partington Street and Fletcher Street. There is a well-used childrens' play area on Duoro Street which, is laid out with play equipment. There is a large amenity area beyond that, which is laid to grass and has established trees on the edges. On the same side as the proposal site to the east is an industrial estate comprising of double storey brick and clad units. Immediately abutting the rear of the property to the east is a motor bodies business which has a large car park and a roller shuttered entrance on the elevation facing onto the proposal site. Across the junction to the proposal site on Grimshaw Lane is more residential accommodation.

Within the vicinity of the site are various levels of road traffic orders varying from double yellow lines to triple yellow lines, with residents parking schemes also operational within the area on. There is a stretch of highway without restrictions on the frontage of Grimshaw Lane.

Description of Proposal

This application seeks planning permission for the retention of the ground floor as a public house (to be refurbished Use class Sui Generis) and change of use of the first floor from ancillary living accommodation in association with the ground floor public house to a six-bedroom en- suite guest house (Use Class C1).

Planning History- 111081/FO/2016/N1- Change of use from public house with ancillary living accommodation at first floor (Use Class A4), to a public house at ground floor and a nine bedroom bed and breakfast at first floor (Use Class Sui Generis). Withdrawn.

127237/FO/2020- Change of use of former public house (Class A4) to form 5 x self-contained apartments (Class C3). Withdrawn.

Consultation

Local Residents were informed- There have been 5 representations received, the main points of concern being as follows- There are in fact 6 rooms to let, all of which are double occupancy. That could be up to 12 people occupying the first floor. That together with the two annotated staff bedrooms again all double. Based on that figure of potentially 16 people coming and going from the premises, should all the visitors have vehicles there would be inadequate on street parking provision. Added to this would be the number of people using the ground floor public house. The roads around the property have existing traffic/ parking restrictions, with Bower Street being triple yellow lines. Grimshaw Lane is a very busy Road, which is already difficult to exit onto without the additional obstruction of parked vehicles.

- The existing residents have great difficulty in parking near their own homes now and this is even worse on match days / concert events and event days at the Manchester City Stadium. Visibility is difficult additional vehicles would cause even greater chaos and competition for spaces for residents of Grimshaw Lane and surrounding roads. It is such a problem that residents permit parking has had to be brought in on those days.

- The area surrounding the site is an established residential area and we feel that the noise level and additional traffic generated would affect residents, particularly as the times of people arriving/ leaving the premises is virtually unrestricted. This would cause disturbance to residents.

- There will be noise and disturbance as people go outside to smoke, particularly late at night.

- The rear yard backs onto the street. What would the delivery / servicing arrangements for the premises be, as these could not be done from within the site.

- The houses around the property are occupied mainly by families, and in addition there is also a well- used childrens play area- park in close proximity. We have concerns over the safety of children using the play area due to the influx of unvetted strangers coming into the area.

- The noise levels and disturbances in the area have been minimal since the closure of the Kippax pub, and we feel that this would increase again if it is re-opened, especially as there is no time limit proposed for the occupants coming and going from the premises.

- There is an existing hotel at the end of Douros street and the residents from there use the neighbouring streets to socialise and drink and throw rubbish on the street. If the pub reopens the occupants of this hotel will use this to drink and there will be additional noise and anti-social behaviour as they walk back to the hotel on Douro Street. People using the planned guest house for visits, for shows, football matches and nights out in Manchester will be leaving and arriving late at night and early hours of the morning as the on-site pub will be closed early. These additional comings and goings will result in disturbance to neighbours.
- The plans show 15 parking spaces on both sides of Grimshaw Lane and to the front of peoples houses on the humpback bridge. The supporting information states that if the pub reopens it will reduce crime and provide much needed visitor accommodation. However, is this the case given the near completion of the new hotel at the Etihad Stadium.
- There are concerns that the pub won't reopen and that the downstairs would become more bedrooms to let or the premises becomes a large HMO, as it was advertised as a 9 bed HMO when previously up for sale in 2015. There are concerns that the three residential streets will be affected and hemmed in by a hotel and a pub-guest house.

One letter of support has been received - The building needs a new lease of life. It has been neglected for years and needs to be refurbished so that it's not an eyesore.

Ward Members- Cllr Hitchen had concerns that this proposal will have a detrimental negative impact on the neighbourhood and also on the residents in close proximity to the proposal site.

Highways no objections to the change of use subject to the attachment of a condition relating to safe and secure cycle storage for staff and guests.

Environmental Health- are concerned regarding the permanent residence and therefore must adhere to the criteria within the submitted noise assessment. Furthermore, no overheating assessment has been considered. Further information is required regarding mechanical ventilation and cooling strategies.

Further information is required regarding noise from the public house on the ground floor and mitigation measures to ensure that noise levels are adhered to in the residential property.

The guest rooms/hotel aspect is commercial and therefore needs a separate waste stream to the residential flat. If consent is granted the following conditions should be attached to any consent granted-

Residential sound insulation AND overheating

External plant/equipment/servicing

Waste management

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future

generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and communities' health, social and cultural well-being; and An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and wellbeing, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

There should be a presumption in favour of sustainable development and planning policies 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.

Section 12 'Achieving Well Designed Places' states that 'the creation of high- quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this' (paragraph 131).

Draft National Planning Policy Framework (NPPF-2025)

The Government has published a consultation draft of the NPPF. the proposed changes are intended to improve the current housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Although the draft is not yet adopted, it carries sufficient weight to be of a material consideration.

Chapter 4- Achieving Sustainable Development

Policy S3: Presumption in favour of sustainable development.

Chapter 14- Achieving Well Designed Places

Policy DP3: Key principles for well- designed places.

National Planning Policy Guidance (NPPG)

Decision taking should take account of the acoustic environment and in doing so consider:

- Whether or not a significant adverse effect is occurring or likely to occur;
- Whether or not an adverse effect is occurring or likely to occur; and
- Whether or not a good standard of amenity can be achieved.

This includes identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be, above or below the significant observed adverse effect level for the given situation.

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

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.

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy CC4 - Visitors - Tourism, Culture and Leisure - Confirms that the City Centre is the focus for culture and leisure in the City Region, but that proposals for new hotels outside the City Centre will be supported where they support visitor orientated development, and where the Council is confident that they will be deliverable.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy EN19 relates to waste and states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all

parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses). Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policy DM 1 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:-

- 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 and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Guide to Development in Manchester Supplementary Planning Guidance - Recognises the importance of an area's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced.

Unitary Development Plan for the City of Manchester - The site is unallocated in the plan.

Saved policy DC4 Bed and Breakfast accommodation

DC4.1 In determining planning applications for developments involving the use of the premises for bed and breakfast accommodation (Class C1), the Council will have regard to: a. the general location of the proposed development;

b. the effect on the amenity of neighbouring residents;

c. the standard of the accommodation for the intended occupiers of the premises;

d. adequate private outdoor amenity space;

e. the availability of adequate, safe and convenient arrangements for car parking and servicing;

f. the ease of access for all, including disabled people;

g. the desirability of avoiding an over-concentration of special needs or housing in any one area of the City;

and h. the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

Saved policy DC26 relates to development and noise.

Policy DC26.1 advises that the Council intends to use the development control processes to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of the new development being exposed to existing noise sources which are effectively outside planning control.

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.

This is particularly relevant given the proximity of the site to residential uses.

Policy DC26.5 states the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Principle of Use -The application property was a former public house site, but it has been unused/under-utilised for a significant number of years however the ground floor is to be refurbished with the reinstatement of the public house at ground floor and the proposals are effectively reintroducing an active use together with the introduction of an additional active use onto the site.

The proposed guest house is not located on a main radial route nor would it be located within the City Centre or a District Centre, or a location devoted to leisure or recreation activity. Policy CC4 supports new hotels that contribute to the quality of the city centre hotel offer and outside of the City Centre where they support visitor oriented development. This does not preclude hotel uses outside of the city centre which are not supporting visitor-oriented development. However, the explanatory text says that the Council will use the planning process as an opportunity to improve the quality of hotel developments. The proposal is not considered to be of a high quality development and therefore, the proposal would conflict with this objective, and as such it is considered that the development would be contrary to policy CC4.

Impact on the character of the area - The proposed development is located in a primarily residential area where the nature of the street is historically that of family dwellings. It is noted that the premises were previously used as a public house, which is a community facility primarily intended to serve the surrounding community, and it is considered that a guest house is primarily needed to serve the needs of people living outside the immediate community and, as such, it is considered that the conversion of the first floor of the property into guest house accommodation would be an intensification of the use of the premises, and as such it would create a congested, overcrowded environment that would not be conducive to the surrounding character area.

Residential amenity - a guest house is a 24-hour use whereas the hours of use of a pub can be controlled by licensing and there would be a large number of residents on the site, who would generate multiple comings and goings, potentially late at night. The voices, of guest house patrons, or other noise they make, such as vehicular noise, could disturb surrounding residents on Grimshaw Lane and Bower Street. Whilst it is acknowledged that there would be a live in manager whose accommodation would be located on the first floor in the form of a 2 bed flat, it is noted that the pub to the ground floor would operate between the hours of 11:00 am to 10:00 pm nevertheless, there is no substantive evidence to conclude that such measures could prevent people making noise outside. Even though the pub would close at 10:00 pm this would not mean that people could not enter and leave the building afterwards.

The public house served the local community with the majority of people walking to the premises, but a guest house would attract people from outside the locality the majority of which would be likely to arrive by car. It is considered that the transient nature of guest house accommodation would lead to more comings and goings to the property on a 24 hour seven days a week basis, which would give rise to increased levels of disamenity to local residents at all times of the day and night. As well as the properties within the area there is a residential property attached to the application property identified as number 71 Grimshaw Lane. This property has the potential to be particularly affected.

The site has not been visibly active for some time and, whilst the re-use of such a vacant property is encouraged, it is considered that a guest house of 6 bedrooms has the potential to exert a great impact on the amenity of local residents from comings and goings with residents potentially using their vehicles a number of times each day, to visit places etc., with no limits on the times of day when the comings and goings might occur. This taken as a cumulative impact with the comings and goings associated with those associated with the use of the ground floor as the public house and the two bed managers flat to the first floor, when measured against the historical use as just a public house those were less likely to be from car trips and the associated noise impact from engines revving, music playing and doors slamming and it is considered that the potential therefore for noise and disturbance arising from the projected comings and goings is considered unacceptable in a residential area.

Guest house residents are potentially visiting the area and going out for the evening, and potentially on their late night return the parking spaces within the immediate vicinity of the site could be occupied, meaning guests would need to park on nearby streets that are not included within the residents parking schemes. Whatever controls are in place regarding the public house, the applicant is going to be unable to control the number of comings and goings at the site and the times when guests return to the site in the evening, and the resulting noise disturbance from such late- night activity.

For this reason, the application is contrary to the provisions of policies DM1 and SP1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for Manchester.

Car Parking - The car parking identified by the applicant to serve the property comprises of one dedicated space, with the remainder of the parking referred to being on the public Highway. The supporting information states that there are additional spaces on a car park of a nearby commercial use, however there is no contract in place, and there is nothing that forms a formal commitment.

The submitted traffic survey uses the base line on a Thursday and a Sunday, these being two of the quieter days when the competition for on street spaces is not at a premium. Evidence from local residents reflects the actual situation on match days at the Etihad stadium, and when there are concerts on at the stadium and the arena, on these event days, there are no widely available parking spaces within the vicinity of the site. In fact, the situation is so competitive for parking spaces, that residents permit parking has had to be introduced. This prior to the proposed reintroduction of the public house, and the new introduction of the 6 bed (12 person) guest house. It is not therefore considered that the guest house would not introduce additional parking demand which would exacerbate the existing parking issues within the area.

Although the comments of Highways Services have been noted, the proposal is for a 6 bedroom (12 person capacity) guest house use, and as such there would be the potential for all guests to travel by car when staying in the proposed accommodation, in addition to staff present at the proposed premises. It is considered that the under provision of parking associated with the use, has the potential to give rise to unacceptable levels of on street parking adding to existing parking pressures. In addition, of an evening and weekends when the majority of residents within the neighbourhood are home, it would be the guests arriving back late that would need to park on-street, and close to residential properties, thereby increasing the potential for

disturbance to those residents at unsocial hours. With vehicles parked tightly together at premium times it makes the route difficult to navigate for both residents in vehicles and pedestrians. Therefore resulting in pedestrian and highway safety issues within the vicinity of the site.

It is therefore considered that the parking demands of guests cannot be reasonably accommodated within site or surrounding area, contrary to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the unitary Development Plan for the City of Manchester.

Appearance - It is considered that the minor elevations changes proposed are acceptable.

Waste/cycling spaces - It is considered that adequate provision is made within the rear yard area for the cycle storage, however the waste streams for the commercial use in the form of the public house would need to be separate from the residential in the form of the managers three bed flat, and for the 6 bed guest house, and this has not been proven that there is adequate space to accommodate the different streams of waste together with the proposed off road parking space for 1 vehicle.

Conclusion - Whilst this was a former public house use, and the applicant feels that the proposed use would not be intrusive in the area, the proposed first floor use is considered to be different in nature to a public house use, and it is felt that the combined uses would have adverse implications, for surrounding residents, for the reasons indicated above. Furthermore, although the Council would wish to see this building brought back into active use it is not considered that the proposed guest house would help meet the Council's regeneration aspirations due to its location outside of the CC4 policy areas. It is not considered that the applicant has satisfactorily addressed the impact of the development, on surrounding neighbours, due to noise and general activity at the site, and as this is not considered to be a high quality development the proposal would not contribute to the provision of quality hotel development in the city, and it is the Council's view that this proposal is therefore contrary to policies CC4, DM1 and SP1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for Manchester.

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: Refuse

Article 35 Declaration

Officers have informed the agent that the proposal is fundamentally unacceptable, and therefore no negotiations in this instance would resolve the problems arising in relation to dealing with the planning application. The proposal is considered to be contrary to the development plan and therefore refused.

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

- 1) The proposed guest house is not located on a main radial route, nor would it be located within the City Centre or a District Centre, or location devoted to leisure or recreation activity, where uses of this nature are usually considered to be appropriately located, to avoid any adverse impacts on the character or amenities of the occupiers of residential premises. The proposed use is therefore considered to be contrary to policies SP1, CC4 and DM1 of the Manchester Core Strategy.
- 2) The proposed conversion would result in an inappropriate and overly intensive form of development that would be out of character with the surrounding area, and which does not take into account the context of surrounding properties. It is therefore considered to represent an inappropriate form of development that is not informed by the local character, to the detriment of residential amenity and character of the area in general. The proposal is therefore contrary to policies SP1 and DM1 of the Manchester Core Strategy and guidance contained within the Guide to Development Supplementary Planning Document and National Planning Policy Framework.
- 3) The conversion of the first floor of the property into a guest house would result in the over-intensive use of the site that creates an unacceptable increase in comings and goings in and around the site and increased demand for on-street parking in the vicinity of the site. It is therefore considered that the proposal has an unduly harmful impact on the residential amenity of neighbouring occupiers due to increased noise and disturbance, particularly late at night, by reason of the increased noise and movements associated with the comings and goings of patrons to the premises and is detrimental to the character of the area in general. For these reasons, the development is considered to be detrimental to residential amenity within the area, and therefore contrary to policies SP1, T2 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Grimshaw Lane Depot, Grimshaw Lane, Manchester, M40 2AX

60 Douro Street, Manchester, M40 2AU
S B Motorbodies Ltd, 2A Bower Street, Manchester, M40 2AF
Prelude House, Chapter Street, Manchester, M40 2AY
Flat 2, 57 Grimshaw Lane, Manchester, M40 2AX
Flat 1, 57 Grimshaw Lane, Manchester, M40 2AX
66 Douro Street, Manchester, M40 2AU
MCC OPERATIONAL SERVICES, 71 Grimshaw Lane, Manchester, M40 2AX
61 Grimshaw Lane, Manchester, M40 2AX
62 Douro Street, Manchester, M40 2AU
63 Grimshaw Lane, Manchester, M40 2AX
59 Grimshaw Lane, Manchester, M40 2AX
64 Douro Street, Manchester, M40 2AU

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA