

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143552/FO/2025

Date registered valid: 29 October 2025

Proposal: Change of use from takeaway (Sui Generis) to a Grocery store (Class Ea).

Address: 111 Mauldeth Road, Manchester, M14 6SR

Ward(s): Withington Ward

Applicant: Mr Amid Salihi

Agent (if any): Mr Mo Muse, Muse Architects

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

Recommendation: Approve

Date of recommendation: 16 December 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 11 November 2025

Standard consultations: Printed: 5 November 2025 Expired: 26 November 2025

Neighbour notifications: Printed: 5 November 2025 Expired: 26 November 2025

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced property featuring cream-coloured paint with a grey slate hipped roof. The property features a mixture of timber and uPVC-framed windows, with a corner shopfront at ground floor level and fascia signage above. To the rear, the property features a two-storey outrigger and a single storey addition, whilst its rear yard space appears to have been historically subdivided into 2no. single storey commercial units.

The surrounding area is mixed in terms of its character with a variety of commercial premises evident on either side of Mauldeth Road (some with residential flats above) and terraced and semi-detached residential properties situated on the surrounding streets, including Weld Road, Meredith Street, and St George's Road.

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



Aerial view of application site



Application site in May 2025



Application site in November 2025

Description of development

The applicant is seeking planning permission for the change of use from a takeaway (Sui Generis) to a Grocery store (Class Ea).

Planning history

No recent history.

Consultations & Notification Responses

1no. objection was received from **1no. local resident** in response to the application; the comments are summarised as follows:

- This work has already been done and is complete. The shop at this address, 111 Mauldeth Road, Manchester. M14 6SR, has been trading as a grocery/vap store since August 2025, so I don't see why they are applying for permission now, surely this should have been done prior to the reinnervations done back in June 2025.
- I object on the grounds of the levels, cars parking blocking the Rink street, while they go into this store' this is something which has been ongoing for a while and will only get worse.
- Noise levels from cars, with the engines running / music playing very loud while the driver/passenger's go into the store.
- People entering leaving the store when its evening time, shouting to each other talking loudly.
- This shop has already been broken into in August, adding to the concern of residents that this kind of thing will happen to our houses.
- Environment engines running causing air pollution while they are left idling, waiting for drivers/Passengers to come back. and from discarded packaging left from customers which never gets cleaned up unless residents do it.

MCC's Environmental Health Services requested conditions relating to the control of operating hours, external plant/equipment/servicing, waste management, delivery hours, and external lighting.

MCC's Highways Services made the following comments in response to the application:

- Highways are satisfied that the proposed grocery store will not have an unacceptable impact on the highways.
- The site was last used as a Fish and chips shop but is currently vacant. The site is approximately 25m² in commercial area.
- The proposed development is for a grocery store whose area will be approximately 25m². The size of the store will be one of the factors that will dictate the number of customers it will attract. In turn the customer numbers will dictate the number of vehicle trips that can be generated as a result of the proposed grocery store.
- It is noted that next door is already a similar store. There are many other similar sized retail businesses within a 100 metre distance. These already attract customers, some of which will travel by car. These customers may also shop in the proposed grocery store. Its previous use as a fish and chip takeaway business would have attracted customers and generated vehicle trips.
- The applicant has not provided any information on the potential modes of transport used by customers to the existing nearby shops. This information could be useful in determining the number of vehicles trips the proposed grocery store could be expected to generate.

- It is understood that some trips will be pass by trips or trips made as a result of an attraction to another retail outlet nearby.
- Additionally, it is noted that some trips made to the grocery store would be on foot or by cycle.
- Highways are satisfied that whilst this store will generate some new vehicle trips, it is not expected that the number of vehicle trips will be unacceptable.
- The site is well accessed by sustainable modes of transport, such as bus and rail, with a railway station being only a five minute walk away. Three regular bus services are also within a five minute walk.
- The application does not offer onsite parking. On-street customer parking currently happens for the other existing businesses. The size of and the location of the site is not expected to generate an unacceptable level of parking demand.
- In line with MCC Parking Standards, secure and sheltered cycle parking provision should be made for two cycles. These should be within the curtilage of the site.
- Drawing 111_A1.01 rev A shows the refuse storage has been accommodated off the highway, outside the red line. Comparing this plan with Google Maps, there seems to be some buildings that can be seen on Google Maps but are missing on the plan. This relates to the open area to the rear of the main building.
- If the bins are stored off the highway, then Highways consider this to be acceptable. This in order to prevent any obstruction to passing pedestrians on the adjacent footway.

Policies

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (2024) reinforces this requirement in paragraphs 2 and 47, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

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

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

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

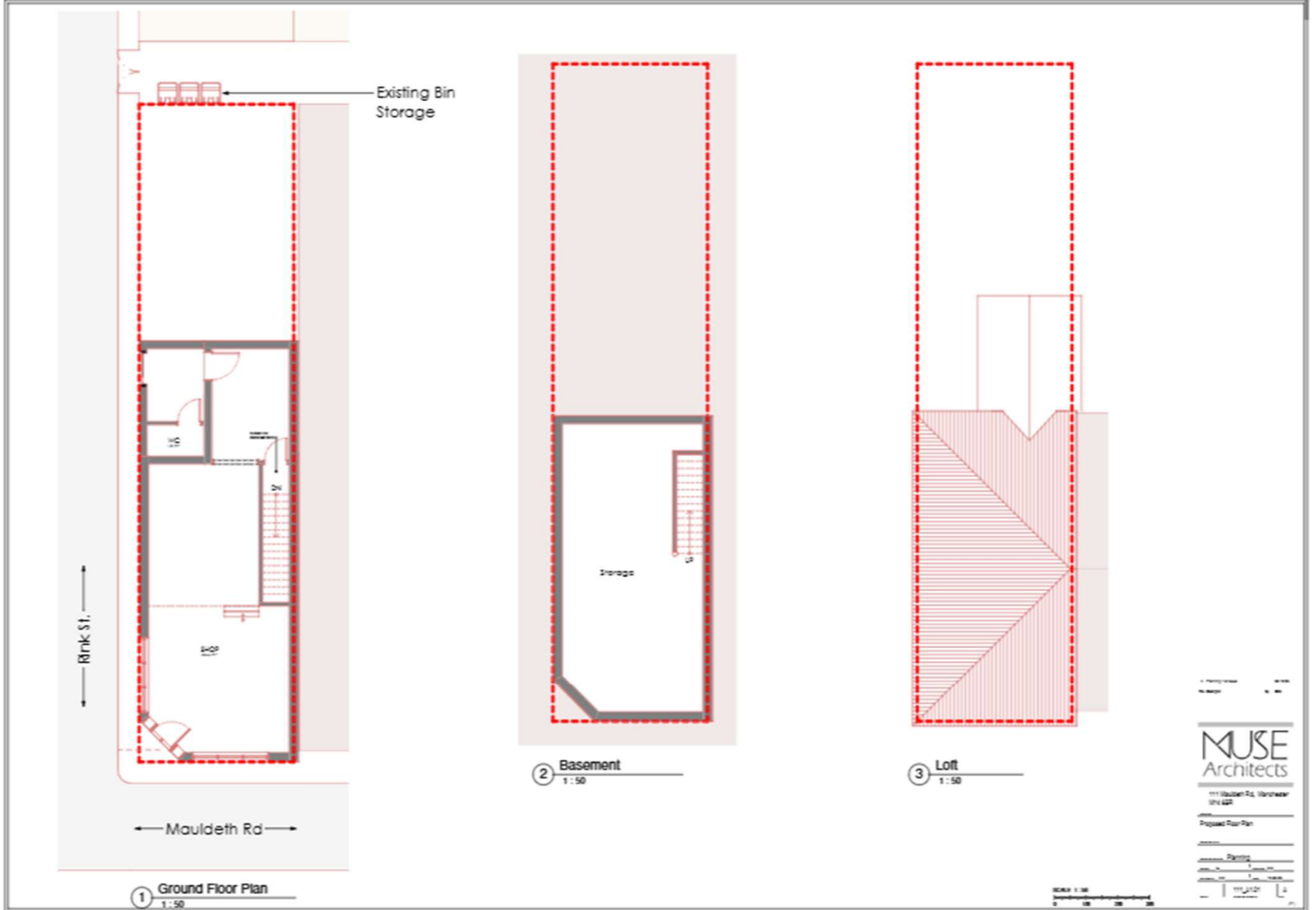
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- 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 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



Submitted proposed floor plans



Submitted proposed elevations

Issues

Principle – the principle of the development, to change the use of an existing planning unit from a takeaway (Sui Generis) to a grocery store (Class E(a)) is acceptable, particularly given that such a change of use could be undertaken under permitted development rights under Class A of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 without the need to apply for planning permission. Notwithstanding this, consideration must also be given to the proposal's appearance, its impact upon the visual and residential amenity of the area, arrangements for waste storage and management, and any implications for parking and highway safety.

Siting, scale, and massing – no extensions or external alterations are proposed under the current application; therefore, the siting, scale, and massing of the application property would be unaffected by the proposal.

Appearance and visual amenity – no extensions or external alterations are proposed under the current application; therefore, the appearance of the application property and visual amenity of the surrounding area would be unaffected by the proposal.

Residential amenity – concerns were raised regarding the proposal's potential impact upon the residential amenity of the area.

However, no extensions or external alterations are proposed under the current application; therefore, the development is not anticipated to give rise to issues of overshadowing, overlooking, loss of privacy, or loss of outlook.

Manchester City Council's Environmental Health Service reviewed the proposed hours of opening (Monday to Saturday: 09:00–22:00; Sunday/Bank Holidays: 10:00–21:00) and confirmed their acceptability. Furthermore, they raised no concerns in relation to potential noise impacts or disturbance associated with the proposal. Should any issues with noise disturbance arise, these would be addressed under separate legislation, such as the Environmental Protection Act.

Given the previous use of the site as a hot food takeaway, the proposed grocery store is considered to have a lesser impact upon residential amenity, with similar levels and patterns of activity to surrounding commercial units and reduced levels of activity during nighttime hours. The activity of the premises would therefore be in-keeping with that of its surrounding area and is not considered to be unduly harmful to neighbouring occupiers.

Waste storage and management – concerns were raised regarding the waste storage and management arrangements of the site. However, such impacts are able to be satisfactorily controlled through the imposition of an appropriately worded planning condition requiring the submission and approval of a scheme for the storage and disposal of refuse. On this basis, the matter can be addressed post-determination and does not warrant refusal of the current application.

Parking and highways impact – concerns were raised regarding the proposal's potential impact upon parking and highway safety.

However, Manchester City Council's Highways Service reviewed the proposal and confirmed that they were satisfied the proposed grocery store would not have an unacceptable impact on the highway network. While it was acknowledged that some additional vehicle trips are likely to be generated as a result of the change of use, the level of trips is not considered to be unacceptable.

The application site does not provide on-site parking; however, on-street customer parking currently occurs for other existing businesses in the vicinity. Given the size and location of the site, the proposal is not expected to generate an unacceptable level of parking demand or result in highway safety concerns.

Cycle parking – Manchester City Council’s Highways Service requested the provision of secure and sheltered parking for 2no. cycles. However, the application site does not feature sufficient space to accommodate such interventions, and to require this would be considered onerous. Alternative facilities are available nearby, with 5no. cycle hoops located in front of No. 105–109 Mauldeth Road to the northwest of the site, which can provide adequate provision for cyclists visiting the premises.

External plant/servicing/equipment – none proposed under the current application.

External lighting – none proposed under the current application.

Subdivided units – it is noted that the historically subdivided units to the rear are not shown on the submitted drawings for the current proposal. However, as no alterations are proposed to these units under the current application, the omission does not prejudice the assessment of the scheme. The application can therefore be determined on the basis of the information submitted.

External roller shutters – unauthorised external security shutters to the building’s windows and doors were documented during the case officer’s site visit. These unauthorised interventions are not detailed within the current application, nor would they be supported if planning permission were sought, due to their harmful impact on the character and appearance of the application property and the visual amenity of the surrounding area. The agent acting on behalf of the applicant was advised to arrange for the removal of these unauthorised interventions and to explore alternative security measures that would be more appropriate and sympathetic to the building and its setting.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, impact upon visual and residential amenity, waste storage and parking, amongst other issues. The proposal complies with policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, and chapter 12 of the National Planning Policy Framework (2024).

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, and no significant issues have arisen whilst dealing with the application. The application has been dealt with in a timely manner and is in accordance 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 Floor Plan', numbered '111_A1.01 REV A', received by the City Council as Local Planning Authority on the 14th October 2025.

'Proposed Elevation', numbered '111_A1.02 REV A', received by the City Council as Local Planning Authority on the 14th October 2025.

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

3) Waste:

Prior to the first use of the development hereby approved, a detailed scheme showing the design, location and size of a facility to store refuse and waste materials shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved scheme shall be implemented in full prior to first use of the development and retained thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

4) Hours of operation – customers:

The premises shall only be open to customers between the following hours:

09:00 – 22:00 Mondays to Saturdays

10:00 – 21:00 Sundays and Bank or Public Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

5) Hours of operation – servicing:

No loading or unloading shall be carried out on the site except between 07:30 and 20:00 on Mondays to Saturdays and not at any time on Sundays or on Bank or Public Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

6) Hours of operation – deliveries:

No deliveries shall take place except between 07:30 and 20:00 on Mondays to Saturdays and not at any time on Sundays or on Bank or Public Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

7) Hours of operation – waste collections:

No waste collections shall take place except between 07:30 and 20:00 on Mondays to Saturdays and not at any time on Sundays or on Bank or Public Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Withington Civic Society
Withington Village Regeneration Partnership

Unit 2 Rear Of 111, Mauldeth Road, Manchester, M14 6SR
113A Mauldeth Road, Manchester, M14 6SR
115 Mauldeth Road, Manchester, M14 6SR
113 Mauldeth Road, Manchester, M14 6SR
Co Operative Retail Services Ltd, 105 - 109 Mauldeth Road, Manchester, M14 6SR
Unit 1 Rear Of 111, Mauldeth Road, Manchester, M14 6SR
124A Mauldeth Road, Manchester, M14 6SQ
4 Meredith Street, Manchester, M14 6ST
122 Mauldeth Road, Manchester, M14 6SQ
6 Meredith Street, Manchester, M14 6ST
Ground Floor, 115 Mauldeth Road, Manchester, M14 6SR
First Floor, 115 Mauldeth Road, Manchester, M14 6SR
Flat Above, 120 Mauldeth Road, Manchester, M14 6SQ
2 Meredith Street, Manchester, M14 6ST
124 Mauldeth Road, Manchester, M14 6SQ
120 Mauldeth Road, Manchester, M14 6SQ

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA