

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145066/FO/2026
Date registered valid: 29 January 2026
Proposal: Installation of commercial extraction system including flue
Address: 1 Chorlton Place, Manchester, M21 9AQ
Ward(s): Chorlton Ward

Applicant: Mr Robin Alex
Agent (if any): Mr Nadir Khan, NK Architects
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19 March 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 December 2025

Standard consultations: Printed: 5 February 2026 Expired: 26 February 2026

Neighbour notifications: Printed: 5 February 2026 Expired: 26 February 2026

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey flat roofed building of red brick, forming part of the former Chorlton Cross shopping centre in Chorlton District Centre.

The property features a glazed shopfront with a retractable canopy awning above to its southern, southeastern and eastern elevations with white uPVC privacy windows at first floor level. Its western elevation, fronting onto an alleyway, features vents and other servicing equipment.

The ground and first floors of the property appear to feature a Class E (Commercial, Business, and Service) use.

The surrounding area is predominantly commercial in terms of its character, though residential properties are evident further afield to the northeast and south of the application site.





Description of development

The applicant is seeking planning permission for the “Installation of commercial extraction system including flue”.

Planning history

103438/FO/2013/S1 – Installation of shopfront to front and side – Approved (2013).

103439/AO/2013/S1 - Installation of 3 internally illuminated fascia signs, 3 associated awnings and one projecting sign – Approved (2013).

120313/TCA/2018 - Works to trees - proposed pruning works incorporating T3, T4 - 2 x Horse Chestnuts, Crown lift to 5m; G1 - Sycamore/Lime/Beech crown lift to 5m and reduce property sides to give 2m clearance and G2 - Fell 1 Sycamore and remove deadwood from adjacent Sycamore – No objection (2018).

122607/AO/2019 - Installation of three non-illuminated fascia signs – Approved (2019).

144454/FO/2025 – Installation of commercial extraction system including flue – Refused (2026).

Consultations & Notification Responses

Local residents – one objection received, summarised as follows:

- I write to object to this proposal in its current form. The previous application was refused due to environmental reasons in relation to having an insufficient extraction system design to review. I believe this to be the case still, and further information should be added or the application refused.
- The incorrect EMAQ scoring still appears to be used. The dispersion comes in as 'moderate - Discharging 1m above eaves at 10-15 m/s' - the cowl dimension in the data sheet shows it to be 607mm deep, no further dimension has been provided to understand if the top of the extraction is above 1m from eaves. Also the fan appears to be underspecified to achieve the required 'moderate' score. The fan is specified to run at MAX 2.1m³/s and an assumed 1.5m³/s - based on the information provided, the maximum it appears based on the size of the flue that the discharge would only be ~7.3m/s velocity which would appear less than the 10-15m/s required in the scoring criteria - this could perhaps be clarified or update the EMAQ with another 5 points.
- Also please note: Due to the sensitivity of the neighbouring buildings and the consented buildings next door, if the applicant never proposes to use fried food, this should be a condition as the flue system is not designed for this.
- The applicant states class E for food 'mainly consumed on the premises' - if offsite or takeaway food they may need Sui generis use for hot food takeaway too, the nature of the business operation is not provided in detail.
- The operating hours have not been provided; these should be provided.
- The provided information states to be 63dBA at 3m and the second unit at 56dBA at 3m, this seems quite high. As there are no provided opening hours there is no way to know whether this is in line with background noise during hours of operation.
- I believe until the design can be proved to not provide a detriment to neighbours through noise and odour this application should be refused.

Chorlton Civic Society – no response received.

MCC's Environmental Health Services made no objection to the proposal, requesting conditions relating to the control of fumes/vapours/odours and noise be attached in the event of an approval.

Policies

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

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

- Policy DC26 – Development and Noise

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

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

The National Planning Policy Framework (NPPF, 2024)

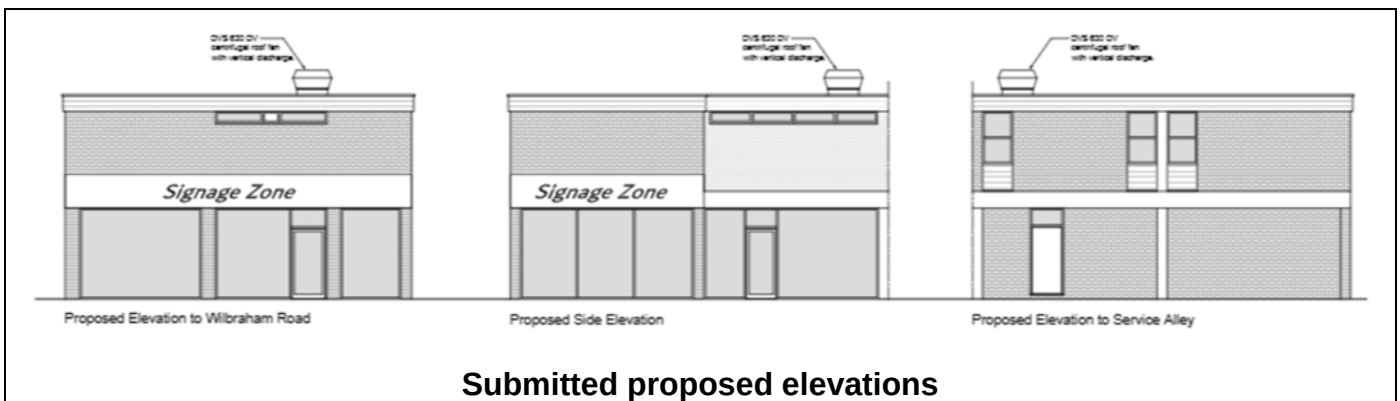
- Chapter 12 – Achieving Well-Designed Places

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

- Policy JP-P1: Sustainable Places
- Policy JP-S1: Sustainable Development
- Policy JP-S5: Clean Air

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

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



Issues

Principle – the principle of the proposal, to install a commercial extraction system including a flue, is acceptable. Notwithstanding this, consideration must be given to the proposal's appearance and impact upon the visual and residential amenity of the area.

Appearance and visual amenity – the proposed extraction flue would project approximately 0.736m above the property's flat roof and would be set back around 9.815m from the principal elevation fronting Wilbraham Road. It would maintain a gap of 0.35m to the eastern roof edge, 0.45m to the adjoining premises to the north, and 6.871m to the western roof edge, with a length/width of approximately 1.15m.

Given its siting away from the roof edges and the existing precedent for similar installations within the surrounding area, including other units within the Chorlton Cross shopping centre, the flue is not considered to form an overly prominent or visually incongruous feature. While some degree of visual harm would arise, this is not considered unduly harmful in the context of comparable equipment present in the vicinity.

Residential amenity – concerns were raised regarding the potential for the proposal to have a detrimental impact on the residential amenity of neighbouring occupiers.

The proposed extraction flue would, however, be positioned approximately 20 metres from the nearest residential properties on Wilbraham Road. The applicant has provided some details of a scheme to control fumes, vapours and odours, along with indicative noise levels for the proposed kitchen extraction system.

Given the proposal's proximity to residential properties, MCC's Environmental Health Services have advised that, in the event of an approval, further details would need to be secured by condition. These would include servicing and maintenance arrangements, a detailed layout drawing showing the proposed odour and noise control measures, and an acoustic report to contextualise the indicative noise levels within the local environment. Subject to the implementation of these safeguards, the proposal is not considered to have an unduly harmful impact upon the residential amenity of the area.

Further to this, given the separation distance to the nearest dwellings, the development is not expected to give rise to issues relating to overshadowing, loss of light, loss of outlook, or loss of privacy.

Accuracy/quality of planning submission – concerns were raised regarding the accuracy and quality of the information submitted with the application. A local resident commented that:

"The incorrect EMAQ scoring still appears to be used. The dispersion comes in as 'moderate – Discharging 1m above eaves at 10–15 m/s'. The cowl dimension in the data sheet shows it to be 607mm deep; no further dimension has been provided to understand if the top of the extraction is above 1m from eaves. Also, the fan appears to be underspecified to achieve the required 'moderate' score. The fan is specified to run at MAX 2.1m³/s and an assumed 1.5m³/s – based on the information provided, the maximum it appears based on the size of the flue that the discharge would only be ~7.3m/s, which would appear less than the 10–15m/s required in the scoring criteria. This could perhaps be clarified or the EMAQ updated with another 5 points."

In this instance, the quality and accuracy of the submission are considered acceptable. MCC's Environmental Health Services have reviewed the information provided and raised no concerns

regarding the EMAQ assessment, the extraction system specification, or the associated technical details, and have recommended that further information be secured by condition.

Use – concerns were raised regarding the property being utilised as a Hot Food Takeaway (Sui Generis use).

However, the current application seeks planning permission solely for the installation of a commercial extraction system and flue, with no change of use proposed. As such, these concerns would not warrant refusal of the application.

Any subsequent proposal to change the use of the premises to a Hot Food Takeaway would require the submission of a separate planning application, which would be assessed on its own merits at the time of receipt.

Hours of use – concerns were raised regarding the operating hours of the property, with a local resident suggesting that these should be provided as part of the current application.

However, the current application seeks planning permission solely for the installation of a commercial extraction system and flue, with no change of use proposed. Requiring details of hours of operation would therefore be disproportionate and beyond the scope of the current proposal, given its limited scale and nature. As such, these concerns would not warrant refusal of the application.

Waste – as no change of use is proposed, this matter is beyond the scope of the current application.

Parking and highways impact – as no change of use is proposed, this matter is beyond the scope of the current application.

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

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) Specified plans:

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

'PROPOSED PLANS', numbered '657.12B', received by the City Council as Local Planning Authority on the 29th January 2026.

'PROPOSED ELEVATIONS', numbered '657.13A', received by the City Council as Local Planning Authority on the 29th January 2026.

Product specification titled 'AR 560DV sileo Axial fan', received by the City Council as Local Planning Authority on the 29th January 2026.

Product specification titled 'DVS Roof Fans', received by the City Council as Local Planning Authority on the 29th January 2026.

Product specification titled 'KITCHEN EXTRACT: ESP RANGE', received by the City Council as Local Planning Authority on the 29th January 2026.

Product specification titled 'KITCHEN EXTRACT: UV-0 RANGE', received by the City Council as Local Planning Authority on the 29th January 2026.

'Kitchen Extraction and Supply Air Design', received by the City Council as Local Planning Authority on the 29th January 2026.

'Specification & EMAQ Report', received by the City Council as Local Planning Authority on the 29th January 2026.

'Systemair DbA Calculator: DVS 630 DV', received by the City Council as Local Planning Authority on the 29th January 2026.

'Systemair DbA Calculator: AR 560 DV', received by the City Council as Local Planning Authority on the 29th January 2026.

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

3) Fumes, vapours, and odours:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the first use of the development hereby approved a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

4) External plant:

a) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to any above-ground works, 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 development hereby approved, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the 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 City Council as 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 Manchester Core Strategy and saved policy DC26 of the UDP.

Informatives:

1) In relation to condition 3 (fumes, vapours, and odours) – MCC's Environmental Health Services have indicated that in addition to the information submitted, the applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. This should include servicing and maintenance and a detailed layout drawing showing the proposed odour and noise controls.

2) In relation to condition 4 (external plant) - MCC's Environmental Health Services have indicated that indicative noise levels have been provided for the new kitchen extraction system, however, these need to be presented in the form of an acoustic report to put the noise into context with the local area.

3) Information for Developers guidance documents can be downloaded using the following link:

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Chorlton Civic Society

4 Chorlton Place, Manchester, M21 9AQ

Advertising Right Outside 601, Wilbraham Road, Manchester, M21 9AN

Flat 3, 601 Wilbraham Road, Manchester, M21 9AN

Flat 2, 601 Wilbraham Road, Manchester, M21 9AN

Flat 1, 601 Wilbraham Road, Manchester, M21 9AN

2 Chorlton Place, Manchester, M21 9AQ

Ground Floor, 595 - 597 Wilbraham Road, Manchester, M21 9AJ

First Floor, 595 - 597 Wilbraham Road, Manchester, M21 9AJ

480 Wilbraham Road, Manchester, M21 9AS

6 Chorlton Place, Manchester, M21 9AQ

5 Chorlton Place, Manchester, M21 9AQ

478 Wilbraham Road, Manchester, M21 9AS

478A Wilbraham Road, Manchester, M21 9AS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - South Manchester PD Restriction - Class B1(a) To C3
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA