MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant	Agent (if used)
Mr Karawan Farooq & Mahmood Sewkani Basement And Ground Floor 1 Hillcourt Street Manchester M1 7HU	Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU

Part 1 – Particulars of the application/development

Proposal: Proposed alteration to existing elevation at ground floor.

Location: 1 Hillcourt Street, Manchester, M1 7HU

Date of application: 9 December 2025

Application number: 144619/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Refused** in accordance with the application and plans submitted for the reason(s) listed below.

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. However, the issues identified are considered to be so fundamental that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Reason(s) for decision

1) By virtue of the proposed doorway's poor design and how it would see the removal of features of heritage significance, causing a low level of less than substantial harm to the significance of the non-designate, as well as the lack of information in regard to the proposal's materiality, the proposed development would cause an unacceptable impact on the character and appearance of the application site and the neighbouring street scene, with no recognisable public benefit being generated by its implementation. The proposal is therefore contrary to Places for Everyone Plan Policy JP-P2, Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, and the National Planning Policy Framework.

2) The applicant has failed to provide sufficient justification for why disabled access cannot be provided on site, nor have they demonstrated an acceptable alternative access arrangement. The proposed development would not provide inclusive access for people whose mobility may be impaired which is contrary to the Manchester City Council's adopted Core Strategy Policies SP1, CC10 and DM1, The Guide to Development in Manchester Supplementary Planning Document and the National Planning Policy Framework.

3) The proposed recessed entrance, by virtue of its secluded nature would provide a potential refuge for anti-social behaviour, thereby worsening local amenity contrary to Core Strategy Policy DM1 and the National Planning Policy Framework.

Date: 21 January 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.