MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143179/FO/2025
Date registered valid:	11 June 2025
Proposal:	Erection of single storey front extension to replace existing canopy and installation of replacement perforated roller shutter (sited within existing side extension)
Address:	12 Meldon Road, Manchester, M13 0TZ
Ward(s):	Rusholme Ward
Applicant:	Mr Mohammed Javaid Zahra Cash & Carry
Agent (if any):	Mr Stephen Nicholls Richmond Consultants
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**5 November 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 3 July 2025

Standard consultations:
Printed: 14 August 2025 Expired: 24 August 2025

Neighbour notifications
Printed: 18 June 2025 Expired: 9 July 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/area

This application relates to a two-storey, end of terrace property at the corner of Meldon Road and Craston Road in Rusholme. The parade forms a small, local centre, comprising a mix of uses including retail, food and drink and residential on the upper floors. Further along Meldon Road and to the rear of the application site the area is residential, primarily two-storey, semi-detached properties with front and rear gardens. The properties on this parade have been significantly altered and extended over the years.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The original submitted details were retrospective in nature, the applicant seeking permission for the retention of the existing canopy. Following discussions with the applicant, a revised proposal has been negotiated that includes the following elements:

- Parapet roof *(3.5m in height to eaves level) – to conceal existing steel frame with profiled steel sheet decking and secret gutter and downpipes*
- Facing brickwork to match the host property
- White Aluminium shopfront (Two sliding customer access doors with glazed surround and centralised 3-pane window)
- Internal perforated shutters behind shopfront
- Creation of internal bin storage area with external access and perforated shutter door (sited within existing side extension)

The description of development has therefore been amended from that referred to on the originally submitted application form to better reflect that new proposals of the applicant.

Whilst the submitted plan refers to proposed non-illuminated signage, a separate application under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), would be required prior to any display.

Consultations & Notification Responses

Local responses

Cllr Rabnawaz Akbar – Has provided written support of the application.

Consultee responses

Highway Services – Comments received below:

- The retention of the canopy extension is located to the frontage of the site.
- The forecourt area is not maintained by MCC.
- A sufficient headroom clearance is to be provided for the canopy – Acceptable to Highways.
- Existing waste collection arrangement involves euro bins being located adjacent to the site along Craston Road – Highways would not support the placement of a refuse bin area on the adopted highway due to potential constraints on pedestrian access along the footway.
- Ideally, refuse bins should be stored within the site's curtilage. *(Revised scheme addresses this)*
- Plans show an existing canopy projecting over the adopted highway along Craston Road.
- Any canopy extending more than 350mm over the adopted highway requires a projection over licence. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicant's expense. The canopy should be set at least 450mm from the edge of the carriageway.

Relevant Planning History

At the application site –

110769/FO/2015/S1 – Erection of a single storey side extension following removal of existing canopy. Approved 02.02.2016.

109820/FO/2015/S1 – Erection of a single storey side extension to form additional retail floorspace. Refused 26.10.2015.

103992/FO/2013/S1 – Retrospective erection of a canopy with security shutters to side elevation. Refused & Enforced 09.12.2013. *Implemented not in accordance with approved plans.*

074291/FO/2004/N2 – Alterations to existing property to form two storey rear extension. Creation of two no. shop units at ground floor and three no. flats at first floor. Approved 17.02.2005.

Enforcement matters –

ENF/16017/25 – Unauthorised erection of canopy extension to front of premises. Notice issued.

History of negotiations

Following an agent meeting to discuss the concerns with the initial scheme, the planning officer requested that the proposal was amended to include the following:

- High quality palette of materials utilised
- Incorporate glazed shopfront panels
- Internal perforated security shutters behind glazing (not external opaque shutters)
- Address current refuse store location (either incorporate external store within site curtilage or internal arrangement)
- Reduce/declutter signage under sperate Advertisement Consent application – locate in position that is appropriate in this parade and local context (no signage on/facing Craston Road)

The agent submitted a revised proposal 03/11/2025, this amended proposal was considered to address initial concerns relating to visual amenity and waste storage, as such the revised scheme was supported on balance subject to conditions.

Local Planning Policies

Places for Everyone (2022-2039) – 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.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been

replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-Strat1 – Core Growth Area
JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
C 8 – Local Centres
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC14 – Shop Fronts and Related Signs
DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- Manchester City Council Shopfront and Signage Design Guide (2024)
- Design for Access 2

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Paragraph 135 states – 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 visually 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 well-being, 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.

Issues

Principle of development:

12 Meldon Road is an end terraced property in Rusholme, the ground floor is in current operational use as a retail unit and residential use at first floor. The property is situated within an existing commercial parade, at the junction of Meldon Road and Craston Road. This area of Meldon Road has an established retail and commercial character and makes a proportionate contribution the retail offer in the local centre. The proposed development to the site frontage would not, in itself, lead to a further intrusion to the residential part of Meldon Road and Craston Road. The operational capacity of the existing commercial unit would be limited by the available floorspace, no greater than existing. The proposed external alterations are considered to improve the visual appearance of the application property. On balance, the proposed internal waste management arrangements would be satisfactory. The principle of the development is therefore considered to be acceptable. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and impact upon highway safety.

Impact on visual amenity and the streetscene:

The revised proposal would retain the existing front canopy structure internally and proposes facing brickwork (to match the host property) to the three external elevations with white aluminium glazed windows and customer doors inserted into the front elevation only. The proposed structure would accommodate parapet detailing, 3.5m in total height, which would screen the steel frame, roofing and rainwater goods. Perforated security shutters will be located internally behind the proposed windows and doors. A planning condition requiring samples and specifications of all external materials will be imposed, to ensure a high-quality palette of materials is utilised, in the interests of visual amenity.

Proposed plans show the positioning of unauthorised signage to the front elevation above fenestration; however, this element will need to be addressed separately through an advertisement consent application.

On balance, the revised development presents single storey addition of subservient height and proportions informed by the constraints of the site. Moreover, the proposal would replace an existing ad hoc canopy structure which is considered visually obtrusive, significantly improving the appearance of the building.

The proposed bin store would comprise an internal area of the commercial building, with access taken from Craston Road. An existing opening would be utilised for this purpose, with the addition of a perforated roller shutter door and facing brickwork to the surrounding external elevation. This proposed refuse arrangement is considered to tidy up the current site which features an informal waste collection arrangement of euro bins being located adjacent to the site along Craston Road. A condition is to be included to require the provision of the bin storage area, with full details of the final design of the roller shutter to be agreed.

Impact on residential amenity:

The property would continue operations as a retail unit (Class E) at ground floor, permission having been granted for the use in 2005 and subject to several conditions; this application will not vary or remove any of those existing restrictions.

The proposal would formalise an area of unauthorised additional retail footprint by way of a better designed front extension. This proposal would allow greater noise containment of the existing use's general activity and address existing informal waste storage arrangements. As such, the proposal is not considered to give rise to any additional residential amenity impacts over and above existing.

Impact on Highway Safety:

The application property does not afford any allocated parking, with on street and parking bay parking provisions remaining unaffected along Meldon Road and Craston Road.

Waste:

The revised proposal includes the formation a lockable bin storage within the existing footprint and will feature perforated shutter door (for ventilation) and afford external access taken from Craston Road. A condition is to be included to require the provision of the bin storage area, with full details of the final design of the roller shutter to be agreed.

Conclusion:

On balance, the development is considered to be acceptable subject to conditions to secure its appropriate design.

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 polices 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Places for Everyone and other material considerations. In this instance negotiations took place with regards to the proposed design and waste management. Amended plans were submitted showing a revised design and inclusion of internal waste storage area, the application has been determined with the attachment of appropriate conditions.

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 documents labelled:

- 'Proposed Plans and Elevations', numbered '17.25 MR-201 REV B', received by the City Council as Local Planning Authority on the 03/11/2025.

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

3) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Notwithstanding the approved plan, full details of the replacement perforated roller shutter (sited within existing side extension), shall be submitted to and approved in writing by the local planning authority prior to its installation. The roller shutter shall then be installed in accordance with the approved details.

Reason: In the interests of visual amenity, pursuant to Policy DM1 of the Core Strategy.

5) The bin storage area shown on the approved plan referenced '17.25 MR-201 REV B', shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services

Flat At, 9 - 11 Meldon Road, Manchester, M13 0TZ
13 Meldon Road, Manchester, M13 0TT
10 Meldon Road, Manchester, M13 0TZ
Flat 3, 12 Meldon Road, Manchester, M13 0TZ
Flat 2, 12 Meldon Road, Manchester, M13 0TZ
Flat 1, 12 Meldon Road, Manchester, M13 0TZ
9 - 11 Meldon Road, Manchester, M13 0TZ
14 Meldon Road, Manchester, M13 0TT
1 Craston Road, Manchester, M13 0UT
2 Craston Road, Manchester, M13 0US

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA