

Our Ref: 2025-57a

Planning – Development Management Team
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

6th January 2025

VIA PLANNING PORTAL

To Whom It May Concern,

Re: Planning, Design & Heritage Statement - Change of use to takeaway with new shopfront @ 104 Barlow Moor Road, Manchester, M20 2PN

Adams Planning + Development Ltd have been instructed by our client, Salam Ahmed of Birds Food Ltd, in order to submit a planning for the following form of development:

“Change of use of ground floor and basement retail premises to takeaway with new shopfront, associated kitchen ventilation system and ancillary facilities.”

The following information has been submitted in support of this planning application:

- 1) This covering letter
- 2) Planning Application Form & Certificate B
- 3) A Site Location Plan
- 4) Existing Survey (Drawing No. 871-01)
- 5) Existing Elevation (Drawing No. 871-02a)
- 6) Proposed Site Plan (Drawing No. 871-05a)
- 7) Proposed Layout Plan (Drawing No. 871-03a)
- 8) Proposed Elevation Plan (Drawing No. 871-04b)
- 9) A Premises Management & Waste Management Strategy (2025-57b)
- 10) An Acoustic Survey (Report No. 11449, 24th November 2025)
- 11) A Crime Impact Statement (Ref: 2025/0465/CIS/01)

We have provided a rationalisation of the proposed altered shopfront and external alterations against the Council's relevant planning policy in order to demonstrate the appropriateness of the proposals taking into consideration the site's context and the recommended sound mitigation and premises management controls outlined in the supporting documentation.

Relevant Background

No. 104 Barlow Moor Road is a 2-storey, mid-terrace properties that lies on the northern side of Barlow Moor Road. The property accommodates retail/commercial premises at ground floor level with residential flats above.



The property is currently vacant with roller shutters permanently down. The ground floor previously accommodated a Newsagents & Off Licence known as 'Didsbury Express' (see Figure 1 below).

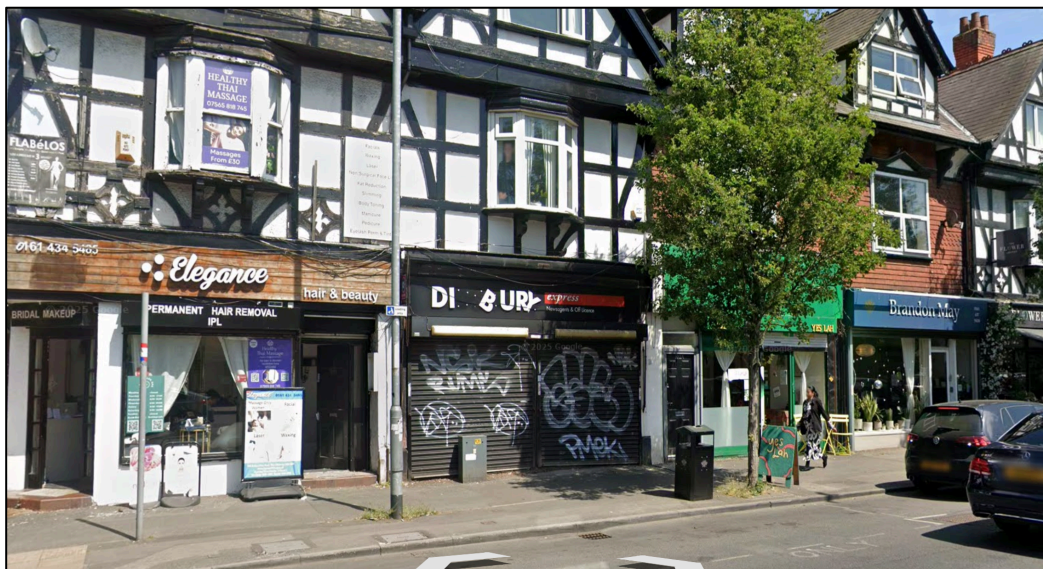


Figure 1 - Front façade of No. 104 Barlow Moor Road

The property is within a parade of 9 no. independent shop units which include a beauty studio, florist, dog grooming parlour, hairdresser, barber, dentist and convenience store. The property has a secure, gated entrance to the rear of the property on its norther side with access off Tripps Mews.

The Applicants already operates a successful Birds takeaway facility in Cheadle Hulme, Stockport for a number of years that has an excellent reputation and no adverse complaints or reports being raised with the Authority's Environmental Health Department.

Planning Policy Considerations

Paragraph 2 of the latest iteration of the National Planning Policy Framework (NPPF, December 2024) identifies that decisions on planning applications *"must be made in accordance with the [development] plan unless material considerations indicate otherwise."*

The 'Development Plan' for Manchester City Council's consists of:

- The Places for Everyone Joint Development Plan (2024)
- The saved policies of Manchester City Council's Core Strategy (2012);
- The saved policies from the Unitary Development Plan (UDP, July 1995); and

The Development Plan is also supported by a series of Supplementary Planning Documents (SDPs). The National Planning Practice Guidance clarifies that SPD do not form part of the Development Plan and cannot introduce new planning policies into the development plan. SPDs are a material consideration in decision making and should not add unnecessarily to the financial burdens on development.

We have set out the relevant Development Plan policies and SPD guidance below.



Development Plan Policies

Policy SP1 of the Core Strategy outlines the 'Spatial Principles' that will guide the strategic development of Manchester up to 2027. Policy SP1 outlines the following 'Core Development Principles':

"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.*

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 EN1 of the Core Strategy outlines the 'Design Principles and Strategic Character Areas' Policy EN1 identifies that:

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

Policy C1 of the Core Strategy outlines the 'Settlement Hierarchy' and identifies that:

"Development of town centre uses (as defined in national planning policy) will be prioritised in the centres identified in this policy, taking account of the different roles of the City Centre, District Centres and Local Centres. In order to maintain the vitality and viability of its centres, provide services as locally as possible and minimise the need to travel by car."

The subject property is not located in a defined District Centre but is a long-established shopping parade that serves as a Local Centre. Policy C8 of the Core Strategy identifies that:

"Local shopping and service provision in local centres should be retained where it remains viable and provides an important service to the local community. The provision of new small scale retail facilities will be encouraged where they would provide for local every day needs and would not be harmful to the vitality and diversity of nearby centres. Careful consideration will be given to the impacts of new commercial development on residential amenity, which is particularly an issue for food and drink uses."

The Unitary Development Plan Policy DC10.1 identifies that:

"In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;*
- b. the effect on the amenity of neighbouring residents;*
- c. the availability of safe and convenient arrangements for car parking and servicing;*
- d. ease of access for all, including disabled people; and*



e. the storage and collection of refuse and litter.”

Policy C10 of the Core Strategy relates to the ‘Leisure and the Evening Economy’. Policy C10 identifies that:

“New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

1. Cumulative impact – in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.

2. Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.

3. Balance - new uses in Manchester centres should support both the daytime and evening/night-time economies whilst not undermining the role of the primary shopping area.

When considering the impact of a proposed bar or hot food take away regard will be had to the above policy and also:

The existing number of similar establishments in the immediate area and their proximity to each other;

The type and characteristics of other uses, such as housing, shops and public houses; The existence of vacant shop units and the condition of the unit;

The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community;

The character of the centre and its frontage, and the nature of the use proposed; The potential impacts of the proposal on the wider community; and

Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.”

Policy DM1 of the Core Strategy sets out the Council’s approach to ‘Development Management’ and identifies that:

“All development should have regard to the following specific issues amongst others:-

- 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, odours, litter, vermin, birds, 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.*
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.*
- Flood risk and drainage.*
- Existing or proposed hazardous installations.”*



Saved Unitary Development Plan (UDP) Policies (July 1995)

Policy DC10 of the UDP identifies that:

“DC10.1 In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- 1. the general location of the proposed development, including any reference to the area in other policies in the Plan;*
- 2. the effect on the amenity of neighbouring residents;*
- 3. the availability of safe and convenient arrangements for car parking and servicing;*
- 4. ease of access for all, including disabled people; and*
- 5. the storage and collection of refuse and litter.*

DC10.2 The Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

DC10.3 Development will not normally be permitted where:

- 6. it is proposed outside the general locations mentioned above, or*
- 7. there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.*

DC10.4 Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

DC10.5 The Council will consider on their individual merits proposals for larger, free- standing restaurants, public houses, clubs etc. which require a main road location and do not clearly meet the locational criteria set out in policy.”

Hot Food Takeaway Supplementary Planning Document (March 2017)

Policy 1 of the SPD identifies that:

“Vitality and Viability

Hot food takeaways (sui generis) will not be supported in district and local centres where the cumulative impact of introducing the facility would be detrimental to the vitality and viability of a centre and would affect the balance between the daytime and night time economy and the health of the population.

A proposal will be considered to be harmful to the vitality and viability of a centre if it:

8. Increases the concentration of hot food takeaway ground floor frontages in a centre to more than 10% of all non-residential ground floor frontages (see paragraph 4.4 below). In centres where the proportion of hot food takeaway ground floor frontages is approaching 10%, consideration will also be given to the impact of the proposal on the character of the area surrounding the application site. Applications will not normally be permitted if the proposal would lead to the proportion of hot food takeaway frontages being more than 10% of non-residential ground floor frontages in a particular part of the centre concerned.

9. Creates a cluster of more than two hot food takeaways together.

10. Reduces the number of units between hot food takeaway clusters to less than two non-A5 uses.

Exceptions to the above are Manchester City Centre and Rusholme District Centre. A key role of these centres is to serve the night-time economy. They have become known as locations for food and drink, attracting visitors from across Greater Manchester and beyond.

In these centres, hot food takeaway applications will be considered based on an assessment of the impact on the role and character of the surrounding area. In centres where vacancy levels are more than 10% (or 25% in centres with less than 20 units) the Council will wish to see evidence that effort has been made to fill the unit



with a town centre use (other than A5) before hot food takeaways will be permitted. In areas where it can be shown that it would be compatible with surrounding uses, residential use will be considered. Where there is evidence of no demand for a preferable use, hot food takeaways could be considered favourably even if this would increase the proportion of hot food takeaways to above 10% of ground floor frontages. To prevent any harmful effect on the visual amenity of the street scene, shutters should be up between the hours 9am and 5.30pm."

Policy 2 of the SPD identifies that:

"Amenity

Hot food takeaways (A5 uses) will be considered against Core Strategy Policy DM1 Development Management and specific considerations include:

Hours of Opening

Unless affected by Policy 3 of this SPD, the hours of opening of a hot food takeaway will depend on whether it can be demonstrated that there would be:

- no unacceptable impact on residential amenity as set out in DM1 Development Management,
- there is an established night-time economy,
- it would not adversely affect the character and function of the immediate area, including existing levels of background activity and noise.

Extraction of odours and noise abatement

Hot food takeaways must provide appropriate extraction systems to effectively disperse odours and show that they are meeting the minimum guidance in the Department of Environment, Food and Rural Affairs Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2005 and Odour Guidance for Local Authorities 2010. Applications must be accompanied by an Odour Impact Assessment (OIA) and include suitable mitigation measures. They must demonstrate that they have no adverse impacts on visual amenity, including location and external finish.

Hot food takeaways must consider their impact on noise sensitive developments and any proposal that has the potential to cause noise disturbance to existing residential development or noise sensitive properties should be accompanied by a noise survey and assessment and only approved if the impact is shown to be acceptable.

Disposal of Waste Products and Customer Litter

All planning applications should be accompanied by a waste management strategy setting out how a hot food takeaway will deal with its own waste and also the waste generated by customers. All waste generated by the business should be accommodated on site. Consideration should also be given to the need to mitigate for the impact of customer waste on the surrounding area. The Manchester City Council guidance GD04 Waste Storage and Collection Guidance for New Developments, Environmental Protection should be used in the preparation of a waste strategy.

Highway Safety

Planning permission for hot food takeaways will only be granted where there would not be an adverse impact on highway safety and the amenity of the surrounding area. Proposals should take account of the likely needs of both customers and the operator's delivery requirements. Regard will be given to:

1. Existing traffic conditions;
2. The availability of public parking provision in close proximity to the premises, including suitable on-street parking;
3. The availability of an adequate loading and unloading area.

Policy 3 of the SPD identifies that:

"Hot Food Takeaways and Schools



Where a hot food take away is proposed within 400 metres of a primary or secondary school, and the proposal meets planning policy in other respects, planning permission will only be permitted subject to the condition that opening hours are restricted to the following:

- A primary school: the hot food takeaway is not open to the public between 3 pm to 5.30pm on weekdays.*
- A secondary school: the hot food takeaway is not open to the public before 5.30pm on weekdays*

The only exception to this approach will be where the proposal is within a district centre designated in the Local Plan and can demonstrate that the introduction of such a use will meet all other relevant policies.”

Review of Proposals

Paragraph 90 of the National Planning Policy Framework (NPPF) identifies that Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. It identifies that planning policies should:

- “a) Define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses that (including housing) and reflects their distinctive characters;*
- b) Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;*
- c) Retain and enhance existing markets and, where appropriate, re-introduce or create new ones.”*

Our review of the Site and Surroundings demonstrates that 104 Barlow Moor Road is in a long-established local shopping parade. Policies C8 of the Core Strategy encourages the provision of new small scale retail facilities where they would provide for local every day needs and would not be harmful to the vitality and diversity of nearby centres. The parade is in a highly accessible location, with a regular bus service on both Palatine Road and Barlow Moor Road within a few hundred metres of the site.

Policy SP1, C8, C10 , DC10.1 and the Council's SPD on take away and food and drink uses do require consideration of the impacts of new commercial development on residential amenity.

Policy C10 of the Local Plan and Policy 1 of the SPD require a consideration of the cumulative impacts of any given use, with Policy 1 requiring the frontage to contain less than 10% of the frontages in a given area, does not create more than two takeaways together or reduce the number of units between hot food takeaway clusters to less than two non-A5 uses. Our review of the site and surroundings confirms that there are no other dedicated takeaway facilities in the frontage.

Policy DM1 and Policy 2 of the SPD require that opening hours will not have an unacceptable impact on residential amenity or adversely affect the character and function of the immediate area, including existing levels of background activity and noise, with consideration being given to the odour and noise levels and the disposal of waste, with this being at the rear of the premises (see Drawing No. 871-05a) with access from the rear servicing road.

We have enclosed a Premises Management & Waste Management Strategy that confirms the following opening hours:

- 12:00 hours to 22:00 hours - Sunday to Wednesday
- 12:00 hours to 22:30 hours – Thursday to Saturday

The proposed opening hours are consistent with the nearby Durbar Square Nepalese Restaurant and the premises will not sell alcohol or licensable goods. The Premises Management Plan contains a number of noise, security and safety and waste collection commitments that are consistent with their existing operation in Cheadle Hulme to ensure the premises is operated in a considerate manner.



The planning application is also accompanied by a Noise Impact Assessment that provides full details of the kitchen ventilation and the air extraction system specification and demonstrates that the proposals will comply with the Council's Environmental standards subject to ensuring that measures detailed in paragraph 5.2 of the Statement.

The proposed re-use of the premises for the existing hot food takeaway will comply with the advice contained within Paragraph 90 of the NPPF which clarifies that decisions should support the role that retail centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

The takeaway facility fully complies with Policy C10 of the Core Strategy and Policy 1 of the Hot Food Takeaway SPD. The takeaway does not result in an unacceptable cumulative impact. The takeaway is the only one in the section of the shopping parade frontage and there has been no reported complaints of noise, traffic or disturbance within the conveyancing correspondence with the landlord.

The policy justification for Policy C10 identifies that the policy aims to encourage evening and night-time economy uses that contribute to the vitality of the Manchester's centres and that support the creation of a safe, balanced and socially inclusive evening economy. The policy justification recognises that centres, have an important role as the focus for the City's evening economy. The Council recognises that a vibrant evening economy is important, both to the well-being of its residents and as a source of economic activity. The proposed introduction of a take away use at 104 Barlow Moor Road does, therefore, meet with Policy C10's objectives by diversifying the mix of uses within the parade.

The opening hours ensure that the premises will respect the residential amenities by closing relatively early for a takeaway use and will serve both the day and night-time economy. It is pertinent to note that the opening hours are far shorter than other comparable takeaway and night-time facilities in the nearby District Centres of Didsbury, West Disbury and Withington.

Policy 3 of the Hot Food Takeaway identifies that where a takeaway is within 400 metres of a primary or secondary school the opening hours should be restricted to between 3pm to 5.30pm on weekdays in the case of a primary school. The site has Moor Allerton Preparatory School, a private nursery and primary school for children aged 2 to 11 years old, and Manchester Muslim Preparatory School, a private primary school for children aged 5 to 11 years old, that are located within 400 metres of the site. There are no comprehensive (i.e. state-funded) primary or secondary schools within 400 metres of the site. Given that both of the schools are private and there is not a cluster of take aways in the parade the applicant would question the necessity of having a restriction in the opening hours but they are willing to accept a planning condition restricting the opening hours in the manner identified in Policy 3 of the SPD if the Planning Authority deems this necessary to make the proposals acceptable.

The Proposed Elevation Plan (Drawing No. 871-04b) illustrates that the shopfront will have a simple anthracite framed sign with the Birds lettering and a double glazed windows in anthracite frames that is similar in design to the Bean & Bear Day Care Centre, Brandon May Hair & Beauty, Sansou Café, Durbar Square and Didsbury Dental Practice shopfronts in the local parade. The proposed material treatments, design and scale and appearance is, therefore, considered to be in-keeping with the character and appearance of the area and accords with Policy DM1 of the Core Strategy.

Approving the development proposals will increase the offer of the premises to the local community bringing a current vacant property back into use thus adding to the vitality and vibrancy to the local centre as well as increase employment opportunities for the local community.

Accordingly, we urge the Council to approve the proposals in accordance with the presumption in favour of sustainable development and the recommended planning controls that will ensure an appropriate standard of development.



The planning application has been submitted and paid for via the Planning Portal. We will contact Manchester City Council's validation team within 5 working days to confirm validation of the planning application. We would be grateful if the appointed planning officer could please liaise with the under-signed in the first instance if they wish to understand an accompanied site visit.

Yours sincerely,

