

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143327/FO/2025
Date registered valid: 20 August 2025
Proposal: Installation of an external extraction flue at the rear
Address: 4 Mitre Road, Manchester, M13 0NU
Ward(s): Longsight Ward

Applicant: Mr Sheraz Haider
Agent (if any): Mohammed Sultan Malik, Nasa Design Studio
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 November 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 2 October 2025

Standard consultations:

Printed: 29 August 2025 Expired: 19 September 2025

Neighbour notifications

Printed: 3 September 2025 Expired: 24 September 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: No

Tree Preservation Order: No

Description of area

The application property is situated in Longsight District Centre and forms part of a residential parade located close to the junction of Stockport Road and Mitre Road. The western site boundary would adjoin Dencombe Street. The existing ground floor use is Class E with separate offices above.



Fig.1 – Views of the rear of the application property

Description of development

The proposed flue would be attached to the south-east elevation projecting through the plane of a lean- to roof to a single storey rear extension. The flue would terminate above the adjoining roof plane by a maximum of 640 mm and 3.3 m above an adjacent window. It would also be attached with brackets to the first floor rear elevation of the adjoining building at 2 Mitre Road.

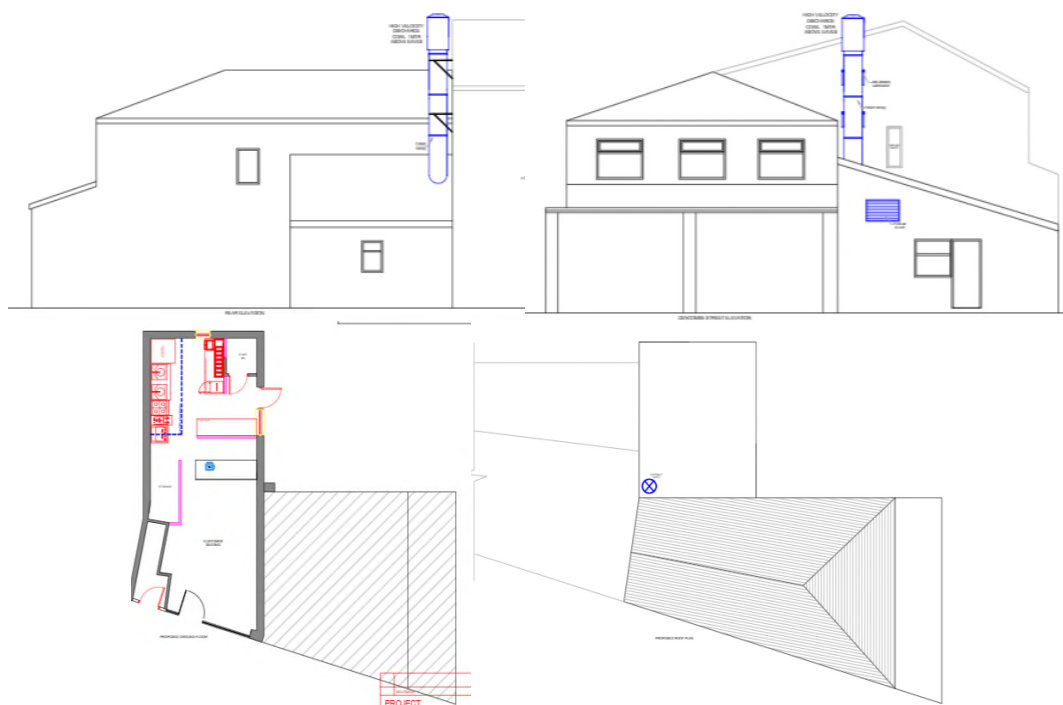


Fig.2 – Proposed elevations and layout

Site history

i. 134266/FO/2022: Approved - 10.01.2023

4 Mitre Road, Manchester, M13 0NU

Erection of a single storey infill extension and single storey side extension to form new retail unit and retained offices to ground and first floor (Class E) with associated elevational alterations, installation of roller shutters and formation of a two space car parking area accessed via Dencombe Street

ii. 125190/FO/2019: Approved - 27.01.2020
Le Ville Hotel , 4 Mitre Road, Manchester, M13 0NU
Proposed elevational alteration to install a commercial office frontage to existing offices (Class A2)

Consultations & Notification Responses

Local residents and businesses – No comments.

Environmental Health – No objection. Conditions are requested relating to the following:

- i. Fume extraction – A condition is requested to ensure that the operation of the flue and the dispersal of fumes and odours is undertaken in accordance with an approved scheme.
- ii. Noise attenuation – A condition is requested to ensure that any noise associated with the operation of the flue is satisfactory attenuated.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework are relevant.

- ii. Section 8: Promoting healthy and safe communities
- iii. Section 11: Making effective use of land
- iv. Section 12: Achieving well-designed places.

The development would have a limited impact on the street scene due to the configuration of neighbouring existing built form. The development would also facilitate the sustained occupation of the ground floor unit. The proposed use would be appropriate in a district centre. The above sections of the NPPF wide thereby be accorded with.

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 and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a

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

The following policies are relevant and would be appropriately responded to:

- i. JP- P1 - Sustainable places – Advises that development should, amongst other things, respect and acknowledge the character of a locality. It should be socially inclusive, respond to need and promote a sense of community. The development would positively respond to these objectives.
- ii. JP-P6 (Health) – Would be accorded with as the development would not adversely affect the amenities of the area.
- iii. JP-S1 (Sustainable development) - In this case, the development would utilise an existing building. The siting of the flue would have a manageable environmental impact, and the proposed shopfront would improve the relationship of the property . The development would secure an active and viable use for the application property. Policy JP-S1 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

The development would positively contribute to the sustained occupation of the building. It would contribute to the commercial offer and the vitality of the district centre. Policy SP1 would thereby be positively responded to.

Policy C 2 District centres - States that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. The development would accord with these objectives.

Policy C 5 Central Manchester District Centres - Hulme, Longsight and Rusholme - States that improvements to the quality of the environment in Longsight is a priority as it would help to retain and attract shoppers and visitors. The development would not have an undue visual

impact but would facilitate a use that would contribute to the retail /commercial offer. Policy C5 would thereby be positively responded to.

Policy EN19 Waste - Requires consideration how the sustainable waste management needs of the end user will be met. The development relates to a permitted change of use, and the applicant has demonstrated that the adjoining yard area has the capacity to accommodate bins.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- 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;
- Effects on amenity;
- Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- Community safety and crime prevention;
- Design for health.

The development would not unduly harm the visual amenities of the surrounding street due to the configuration of the adjacent roofscape. The appropriate operation of the flue would be secured by the attached conditions. The development would encourage sustained occupation of the application property and be positively related to policy DM1.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policies are relevant:

Policy DC10 (Food and Drink uses) - Whilst the development relates to a permitted change of use, the requirement to consider the impact of the operation of the fume extraction system (DC10.4) is relevant. Conditions have been included to secure the delivery of appropriate arrangements with satisfactory noise attenuation.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, 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. The proposal is acceptable and therefore determined following the assessment of revised and supplementary details.

Principle of the development – The development would facilitate a permitted change of use to a café / restaurant, which would be appropriate in a district centre location. The intention to operate the application in conjunction with a permitted change of use has been confirmed by the agent. The proposed flue would have a limited visual impact and, subject to conditions, has the potential to operate without harm to the amenities of the area. The principle the development is therefore acceptable.

Residential and visual amenity – Consideration has been given to the operation of the proposed flue in relation to a window located in the south-east elevation of the adjoining 2 Mitre Road. This window also appears to be non-opening as shown in Fig.3. However, the opening arrangements of the window may change over time. The proposed positioning of the flue takes

account of any future changes to the current circumstances. This has necessitated the termination of the flue above the adjoining eaves. Due to variance in height in the adjacent roofscape there may be limited views of the terminus of the flue when viewed from Mitre Road. Neighbouring buildings would substantially screen views of the flues from Stockport Road. The flue would be more visible from Dencombe Street. However, in this setting the flue would be viewed in the context of neighbouring flues. On balance, the impact on residential and visual amenity would be proportionate and would not unduly harm the character of the area.



Fig.3 – Window in the side elevation of 2 Mitre Road

Design and appearance – The design of the proposed flue reflects similar structures in the locality. There are also number of existing flues in the immediate vicinity of application property. As discussed, the visual impact of the flue would be mitigated by the configuration of neighbouring buildings. On balance, the appearance of the proposed flue has been satisfactorily related to its context.

Waste management – The development relates to a permitted change of use a condition require bin storage. However, the applicant has indicated bin storage in the rear yard, which would be appropriate.

Conclusion – The proposed development would be acceptable within the context of the application site and its implementation in accordance with the attached conditions.

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. The proposal is acceptable and therefore determined following the assessment of revised and supplementary details.

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 following drawings and documents received by the City Council as local planning authority on:
30 June 2025, 3 September 2025 and 3 November 2025:

Planning application forms
Site plan with a red edge
2025-043 - 4.0 Proposed plans
2025-043 - 5.0 Proposed elevations
Proposed site plan Ref: Ref: 07B.

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

3) The development approved relates to the installation of an extraction flue, as detailed on drawings referenced: 2025-043 - 4.0 Proposed plans and 2025-043 - 5.0 Proposed elevations, which shall be used in conjunction with a permitted change of use (of the ground floor of 4 Mitre Road) within Class E (b) to a restaurant.

Reason – In the interests of local amenity and to ensure the appropriate operation of policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 and policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

4) Before the first operation of the development, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in

writing by, the City Council as local planning authority. The approved scheme shall be implemented as part of the development and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties and to comply with, policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policies DC10 and DC26 and policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

5) a) Before its installation, any externally mounted ancillary equipment required in association with the Class E (b) restaurant use within the property, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority to secure a reduction in the level of noise emanating from the equipment.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policies DC10 and DC26 of the Unitary Development Plan and policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

Informatives

1) 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

2) The submitted revised Ventilation Strategy (undated) includes a revised risk assessment that still concludes, as previously, that 'High level odour control' is required for the proposed kitchen extraction system. For new kitchen extract systems calculated to have a 'high' or 'very high' impact risk score, 'very high levels of control' in accordance with the EMAQ guidance are required to minimise emissions of PM2.5 as far as is reasonably practicable in accordance with Defra Interim Planning Guidance - PM2.5.

The applicant should confirm that the proposal adheres to any recommended Canopy and Filter Maintenance schedule contained within an approved scheme.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Open House Estate Agent, 4 Mitre Road, Manchester, M13 0NU
Aml Beauty Centre, Above 4 Mitre Road, 4 Mitre Road, Manchester, M13 0NU
Mcr Halal Meat, 6 Mitre Road, Manchester, M13 0NU
538 Stockport Road, Manchester, M12 4JJ
536 Stockport Road, Manchester, M12 4JJ
2A Mitre Road, Manchester, M13 0NU
534 Stockport Road, Manchester, M12 4JJ

Flat Rear Of 534, Stockport Road, Manchester, M12 4JJ
526 - 528 Stockport Road, Manchester, M13 0RR
Flat 2, 2 Mitre Road, Manchester, M13 0NU
Flat 1, 2 Mitre Road, Manchester, M13 0NU
Longsight Medical Practice, 528 Stockport Road, Manchester, M13 0RR
19 Mitre Road, Manchester, M13 0NU
530A Stockport Road, Manchester, M12 4JJ
530 Stockport Road, Manchester, M12 4JJ
532 Stockport Road, Manchester, M12 4JJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA