The Concerning Officer,
Planning Department
Manchester City Council

05-05-2026

RE: Application for Change of Use – 27 Lansdowne Road, Manchester, M8 5SF

Dear Sir/Madam,

I am writing to formally support the enclosed planning application for the change of use of the premises at 27 Lansdowne Road, Manchester, M8 5SF, from its current Class E retail use to a small-scale café/restaurant (Class E) with ancillary takeaway.

This proposal has been carefully designed to operate as a modest, community-focused establishment rather than a primary takeaway business. The intention is to provide a limited number of indoor seating arrangements (approximately 2–4 tables), creating a café-style environment where customers can sit and dine comfortably.

We are fully aware of the existing concentration of takeaway premises within the surrounding area. For this reason, particular care has been taken to ensure that this proposal does not contribute to any overconcentration or adverse impact. The takeaway element will remain strictly secondary to the main sit-in function.

The proposed opening hours of 08:00 AM to 11:00 PM have been deliberately chosen to avoid late-night disturbance and to align with local residential amenity considerations.

A high-quality extraction and ventilation system is included as part of the proposal, designed to effectively control odour and noise. This ensures that neighbouring properties will not experience any negative impact from the operation.

Furthermore, appropriate waste management arrangements will be in place to maintain cleanliness and hygiene standards at all times.

Overall, this proposal represents a low-impact, well-managed, and community-oriented use of the premises, which is fully in line with local planning policies and objectives.

We respectfully request that the Council considers this application favourably.

Yours faithfully,

[redacted]

Mohamed Amer
27, Lansdowne Road
Manchester, M8 5Sf