Broadgrove
PLANNING & DEVELOPMENT LTD

PLANNING, DESIGN, ACCESS AND HERITAGE STATEMENT

99-101 Cheetham Hill Road, Cheetham Hill

Safe Investment Services Limited

263.001
June 2026 (CC)

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1. INTRODUCTION

1.1. Broadgrove Planning and Development Ltd have been instructed by Safe Investment Services Limited ('the Applicants') to prepare a Planning, Design, Access and Heritage Statement to support a planning application for a proposed development at 99-101 Cheetham Hill Road, Cheetham Hill, M8 8PY ('the site').

1.2. The site is edged in red in accompanying location and site plans, with the application for planning permission made to Manchester City Council ('the Council') as the requisite Local Planning Authority ('the LPA') for where the site is located.

1.3. The description of development sought by this planning submission is as follows:

''Reconstruction of two Class E commercial buildings, including restaurant and office accommodation, and refurbishment of the existing front facade'

1.4. This Planning, Design, Access and Heritage Statement should be read in conjunction with the submitted plans and supporting documents that accompany the application:

- Planning application forms, letters and notices, dated and signed;
- Suite of Planning Drawings prepared by Gold Sketch Studios;

1.5. All the information necessary to determine the application should be found within these supporting documents.

1.6. The purpose of this Statement is to provide details about the site and the proposed development, before outlining the relevant planning policy framework at local and national levels.

1.7. The proposals are then assessed against the policy context, whilst summarising the contents of the above documents, proving that there are no adverse impact that would significantly and demonstrably outweigh the benefits of granting planning permission at the site.

1.8. Overall, the compliance of the proposals with policy and the technical suitability of the site for housing the proposed development will be demonstrated throughout.

Structure of this Planning, Design, Access and Heritage Statement

1.9. This Planning, Design, Access and Heritage Statement is structured as follows:

1.10. Chapter 2, Site and Surrounding Area: explains the site composition and the local context where it is situated;

1.11. Chapter 3, Planning History: outlines the relevant planning applications on the application site and surrounding area;

1.12. Chapter 4, Proposed Development: sets out details of the proposed full application being made;

1.13. Chapter 5, Planning Policy Framework: indicates the adopted local policies relevant to the proposed development;

1.14. Chapter 6, Material Considerations: sets out any material considerations to be balanced when assessing the proposed development;

1.15. Chapter 7, Planning Assessment: demonstrates how the proposals represent sustainable development when judged against planning policy and material considerations;

1.16. Chapter 8, Conclusions: summarises the contents of this Statement.

2. SITE AND SURROUNDING AREA

Site

2.1. The application site measures approximately 619 sqm and is of rectangular shape.

2.2. The site previously comprised two mid-terrace commercial buildings, three storeys in height with pitched roofs. The buildings were historically used for commercial purposes but, in recent years, had become vacant and derelict.

2.3. During works to convert the buildings to residential units, as permitted under prior approval 141683/P3MAP/2024, the structures collapsed. Currently, only the front façade, together with sections of the side and rear elevations and roof structure, remain.

2.4. The retained front elevation comprises large vertically proportioned windows to the upper floors, two roller shutter entrances, and large ground floor glazed frontages. The proposal seeks to reconstruct the collapsed buildings in a form consistent with their original appearance.

2.5. The site is accessed from Cheetham Hill Road, with secondary access from Bent Street to the rear. Off-street parking is provided to the front of the site via Cheetham Hill Road.

2.6. Adjoining the site to the north are commercial terrace buildings of a similar design and height, which include ground floor retail units. To the south are larger commercial buildings including a café and public house, the Derby Arms Brewery, which forms part of the Grade II listed building known as Knowsley Hotel.

2.7. The site is not situated within, or an in an impactful distance of, a Conservation Area and does not contain any Statutory or Locally Listed Buildings, nor any Scheduled Monuments.

2.8. A search of the Environment Agency's online flood mapping service indicates that the site is wholly in Flood Zone 1. The majority of the site is also identified as having a very low risk of surface water flooding.

Surrounding Area

2.9. The site lies within the Cheetham ward of North Manchester, approximately 1 km north of Manchester city centre.

2.10. The site fronts Cheetham Hill Road, a busy arterial route linking north Manchester with the city centre. The site is located within the area defined by The Strangeways and Cambridge Strategic Regeneration Framework (2025) as the Cheetham Hill Corridor, which accommodates a mix of uses and a varied built environment. The immediate area is

characterised by a range of commercial premises, eateries, and low-rise warehouse buildings, alongside mixed-use developments incorporating residential accommodation above ground floor commercial units.

2.11. Several heritage assets are located in the vicinity of the site, including the Grade II listed Derby Arms Brewery (Knowsley Hotel) immediately to the south, Grade II listed buildings at 107 and 109 Cheetham Hill Road to the north, and the Grade II listed former library building at 124 Cheetham Hill Road located opposite the site.

2.12. The surrounding area contains a wide range of facilities and services including Manchester Fort Shopping Park, Cheetwood Community Primary School, Nuffield Health Manchester, PureGym Cheetham Hill, various places of worship, cash and carry's, hot food takeaways, restaurants, public houses, and supermarkets including Co-op Food and M&S Foodhall. There is ample recreational space available nearby at Sandhills Park and Garden and Cheetham Park.

2.13. In terms of public transport connectivity, Manchester Victoria Station is located approximately 0.6 miles to the south, providing rail services across Greater Manchester and to destinations across the UK. In addition, bus stops located along Cheetham Hill Road adjacent to the site provide regular services connecting the area with Manchester city centre, Bury and Middleton.

2.14. Given its central location, mixed-use character and strong public transport accessibility, the site represents a sustainable location for the proposed development.

3. PLANNING HISTORY

Site Planning History

3.1. A search of Manchester's online planning applications register has yielded the following results relevant to the application site:

3.2. 142420/FO/2025 – Erection of single storey rear extension to enlarge ground floor unit (Class E). Decision: Approved. Decision issue Date: 7 April 2025

3.3. 141683/P3MAP/2024- Prior approval for the change of use of first and second floors from use class E to form 4 no. self-contained apartments (C3 Use Class). Decision: Approved. Decision issue Date: 20 January 2025

3.4. 076351/FO/2005/N1- First floor extension and elevational alterations to create additional storage for existing wholesale warehouse. Decision: Approved. Decision issue date: 04 January 2006

3.5. 074561/FO/2005/N1- First floor extension and elevational alterations (to create additional storage space) in connection with existing use at Cheetham Hill Road. Decision: Refused. Decision issue date: 20 April 2005

3.6. 045351/FO/NORTH1/94- Erection of a warehouse after demolition of existing warehouse. Decision: Approved. Decision issue date: 03 June 1994.

3.7. F05438- Change of use from a hardware factory to a wholesale warehouse or repository for any purpose (Class X). Decision: Approved. Decision issue date: 08 October 1976

3.8. The site previously comprised two mid-terrace commercial buildings, three storeys in height with pitched roofs. The buildings were historically in commercial use but had, in recent years, become vacant and were in a deteriorated condition.

3.9. Prior approval was granted under application 141683/P3MAP/2024 for the conversion of the buildings from commercial use to residential units. However, during the course of these conversion works, the structures collapsed, and only the front façade, together with sections of the side and rear elevations and roof structure, remain. Works on site have subsequently ceased, and the site currently remains in a partially cleared condition.

3.10. The planning history demonstrates a long-established commercial use of the site dating back several decades, including warehouse, storage and wholesale uses. More recently, the Council

granted Prior Approval under application 141683/P3MAP/2024 for the conversion of the upper floors to 4 no. residential apartments and planning permission under application 142420/FO/2025 for a rear extension to the ground floor commercial unit. The approval of these applications confirmed the Council's acceptance of the continued commercial use of the ground floor and residential use of the upper floors in principle.

3.11. Following the grant of these permissions, works commenced on site in order to implement the approved development. Initial works comprised repair and refurbishment of the existing building, including re-roofing and structural repairs to address deterioration resulting from the building having been vacant for a prolonged period. However, upon commencement, the building was found to be in a significantly poorer condition than had been apparent at the time the approvals were granted.

3.12. Significant structural defects were identified, including rotten structural timbers, widespread damp and mould, unstable floor structures and extensive deterioration to the roof and rear wall. The extent of these defects was not reasonably foreseeable prior to the commencement of works and only became apparent once the building fabric had been opened up. As a result, substantial structural interventions were required to ensure the safety of contractors and the public.

3.13. It is important to note that the need for the current application has arisen as a consequence of unforeseen structural defects within a long-vacant building rather than any deliberate attempt to demolish or replace the existing structures. The extent of deterioration only became apparent once works had commenced and the building fabric had been opened up. The structural interventions undertaken were necessary to ensure the safety of contractors, neighbouring occupiers and the public, and were carried out in good faith in an attempt to implement the previously approved development.

Pre-Application History

3.14. Following the collapse of substantial parts of the building, Manchester City Council took the view that the extent of demolition and structural replacement meant that the original building could no longer reasonably be considered to exist in its entirety. Consequently, the Council advised that the previously approved Prior Approval and planning permission could no longer be relied upon and that a fresh full planning application would be required to facilitate the reconstruction of the site.

3.15. An initial meeting was held with Manchester City Council on 2 February 2026 with Principal Planning Officer (Jennifer Atkinson) to discuss the future of the site and the options available to the applicant. During this meeting, officers advised that any replacement development

should reflect the commercial function of the area and would need to be considered through a full planning application process.

3.16. A subsequent pre-application meeting was held with the Local Planning Authority on 26 March 2026. During this meeting, officers advised that any replacement development should respond positively to the objectives of the Strangeways and Cambridge Strategic Regeneration Framework and continue to support the established employment and commercial character of Cheetham Hill Road. Officers indicated that commercial uses, including restaurant, office and workshop accommodation, would be supported and requested improvements to the quality of the frontage, shopfront design, windows and external appearance of the building.

3.17. The proposed development has been prepared in direct response to this officer feedback. The scheme retains a commercial use throughout, comprising restaurant accommodation at ground floor level and office accommodation at first and second floor levels. In addition, the design has been significantly enhanced through the refurbishment of the retained front façade, replacement windows, concealed roller shutters and improved external finishes. It is therefore considered that the proposal fully addresses the matters raised during the pre-application process.

3.18. A further meeting with the planning officer was requested on 19 May 2026 to discuss the progression of the scheme and the condition of the site. However, no further meeting was arranged prior to the submission of this application due to the officer's absence. In the absence of further officer feedback, and given the need to progress the reconstruction and long-term restoration of the site, the applicant has proceeded with the submission of the application based upon the advice received to date.

Enforcement History

3.19. Following the collapse of the building, a Temporary Stop Notice was issued by Manchester City Council requiring all works to cease. The applicant subsequently engaged with the Council's Development Compliance Team on 23 February 2026 to explore options for securing and protecting the site from further deterioration and weather damage.

3.20. On 25 February 2026, the Council confirmed that reconstruction works or any works to secure the building could not recommence without planning permission. As a consequence, whilst temporary measures have been implemented to secure the site where possible, the building remains exposed to weathering and ongoing deterioration. The inability to undertake permanent repair and reconstruction works has resulted in the site remaining in a partially collapsed condition pending the determination of a planning application.

3.21. This application has therefore been submitted at the earliest opportunity to regularise the position, enable the reconstruction of the buildings, secure the site in the long term and bring a vacant and partially collapsed property back into active and beneficial use. The proposal has been developed in close regard to the advice provided by Manchester City Council and seeks to deliver a policy-compliant scheme that responds positively to both officer feedback and the wider regeneration objectives for the area.

4. PROPOSED DEVELOPMENT

4.1. This section should be read in conjunction with the accompanying drawing pack provided by Gold Sketch Studios.

Use

4.2. During works to convert the buildings to residential units, as permitted under prior approval 141683/P3MAP/2024, the structures collapsed. Currently, only the front façade, together with sections of the side and rear elevations and roof structure, remain.

4.3. The proposed development relates to the reconstruction of two three-storey commercial terrace buildings in a form that is consistent with their original appearance, scale and function.

4.4. The proposed description of development is as follows:

'Reconstruction of two Class E commercial buildings, including restaurant and office accommodation, and refurbishment of the existing front facade'

4.5. The proposal will retain and refurbish the existing front façade to create an enhanced frontage onto Cheetham Hill Road. The remaining structurally sound elements of the side and rear elevations and roof structure will be retained where possible, with collapsed sections reconstructed and made good as part of the development.

Layout and Scale

4.6. The proposed development comprises two reconstructed commercial terrace buildings with independent front entrances onto Cheetham Hill Road and a shared secondary access from Bent Street to the rear.

4.7. Both buildings are three storeys in height. The ground floor provides approximately 156.7 sqm of Class E restaurant floorspace. The southern building will provide approximately 126 sqm of Class E office accommodation across the first and second floors, whilst the northern building will provide approximately 118 sqm of Class E office accommodation across the first and second floors. In total, the development will provide approximately 401 sqm of commercial floorspace.

4.8. Externally, the development will continue to appear as two distinct commercial terrace buildings, reflecting the historic pattern of development along Cheetham Hill Road. Internally, the buildings will function as a single commercial operation, with the ground floor accommodating a Class E restaurant use and the upper floors providing office

accommodation, together with associated kitchen and welfare facilities. Separate staircases accessed from the rear yard will provide vertical circulation and means of escape throughout the building.

4.9. A dedicated bin storage area is provided within the rear yard, allowing for appropriate segregation of waste and recycling, with collection undertaken in accordance with the existing arrangements for the area. In addition, there is space for cycle parking and servicing associated with the operation of the building.

Design and Appearance

4.10. The proposed development seeks to reinstate the original terrace buildings in terms of their scale, form and architectural composition, ensuring continuity with the established street scene along Cheetham Hill Road.

4.11. The buildings will comprise three storeys with pitched roofs, incorporating vertically proportioned upper floor windows and active ground floor frontages, reflecting the character of the surrounding commercial terraces.

4.12. The proposed development will retain and enhance the existing front façade through the introduction of replacement uPVC windows, concealed roller shutters and a refreshed render finish. The side and rear elevations and roof structure will be reconstructed using materials that reflect the original building, ensuring the development responds positively to the appearance and character of the former structures whilst providing a high-quality finish.

4.13. Openings to the building, including windows and shopfront glazing, will be designed to provide an appropriate balance between natural surveillance, functionality and security, consistent with the commercial nature of the development.

4.14. The revised design incorporates a number of enhancements following discussions with Manchester City Council, including concealed roller shutters, replacement windows and improvements to the front façade. These measures improve the visual appearance of the building and contribute positively to the character and appearance of Cheetham Hill Road.

Access

4.15. The proposed development will utilise the existing access arrangements, with vehicular and pedestrian access retained from both Cheetham Hill Road and Bent Street, and no alterations proposed.

4.16. The rear yard will continue to provide off-street parking and servicing space, ensuring that the operational requirements of the commercial units can be appropriately accommodated on

site.

4.17. The site is located within a highly accessible urban location, with good connectivity to public transport and local services. On-street parking and public parking facilities are available within the surrounding area, and the proposal is not expected to result in any adverse impacts on the operation of the local highway network.

5. PLANNING POLICY FRAMEWORK

5.1. Paragraph 48 of the National Planning Policy Framework requires (in accordance with Section 38(6) of the Planning and Compulsory Act (2004) and Section 70(2) of the Town and Country Planning Act 1990, that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Adopted Development Plan

5.2. The development plan consists of the following documentation:

- Places for Everyone Joint Plan (PfE),
- Manchester Core Strategy.
- The Unitary Development Plan (UDP) for the City of Manchester.

5.3. As the Places for Everyone, Core Strategy and UDP Saved Policies predate the most recent National Planning Policy Framework (NPPF) of December 2024, the policies will be afforded in due weight in accordance with their consistency with those contained in the NPPF.

5.4. The Places for Everyone Joint Plan took effect and became part of the statutory development plan for each of the nine Greater Manchester districts on 21 March 2024. The following key policies are relevant to this application:

- Policy JP-Strat5 – Inner Areas
- Policy JP-S1 – Sustainable Development
- Policy JP-J1 – Supporting Long-Term Economic Growth
- Policy JP-J2 – Employment Sites and Premises
- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage
- Policy JP-C8 – Transport Requirements of New Development
- Policy JP-S4 – Flood Risk and the Water Environment

5.5. Manchester Core Strategy (2012-2027) was adopted on the 11 July 2012 and is the key document in the Manchester City's Local Plan. It was updated in March 2024, after the PfE was adopted. The following key policies are relevant to this application:

- Policy SP1 - Spatial Principles
- Policy EC1 - Employment and Economic Growth in Manchester
- Policy EC2 - Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 - Primary Economic Development Focus : City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EC4 - North Manchester
- Policy C3 - North Manchester District Centres – Cheetham Hill and Harpurhey
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy T1 - Sustainable Transport
- Policy DM1 - Development Management
- Policy EN14 - Flood Risk
- Policy EN15 - Biodiversity and Geological Conservation
- Policy EN16 - Air Quality
- Policy EN18 - Contaminated Land and Ground Stability
- Policy T2: Accessible Areas of Opportunity and Need

5.6. The Unitary Development Plan for the City of Manchester is largely replaced by the Core Strategy with some policies remaining. As such, the following key policies are relevant to this application:

- Policy DC14 – Shop fronts and related signs
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise
- Policies CC10 and CC15 – Cheetham and Crumspall
- Policy E3.3 - Environmental Improvement and Protection

6. MATERIAL CONSIDERATIONS

6.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act 1990, planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2. The following represent material considerations to be balanced in consideration of the proposed development.

National Planning Policy Framework (December 2024)

6.3. At a national level, planning policy and guidance is contained in the National Planning Policy Framework (NPPF). The updated NPPF (December 2024), sets out the Government's vision for future growth. The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

6.4. The NPPF acknowledges that planning policies and decisions should play an active role in guiding development towards sustainable development solutions, but in doing so, should take local circumstances into account, to reflect the character needs and opportunities of each area.

6.5. Paragraph 7 of the NPPF confirms that the *'purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.'*

6.6. Paragraph 11 emphasises the *'presumption in favour of sustainable development.'* This means that local planning authorities should *'approve development proposals that accord with the development plan without delay and where the development plan is absent, silent, or relevant policies are out-of-date, grant permission unless the adverse impacts of doing do would significantly and demonstrably outweigh the benefits.'*

6.7. Paragraph 39 advises that local planning authorities should approach decisions on proposed development in a positive and creative way and seek to approve applications for sustainable development where possible.

6.8. Paragraph 48 states, *'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.'*

6.9. Section 6 refers to 'Building a strong, competitive economy.' Paragraph 85 states, *'Planning*

policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'

6.10. Paragraph 86 discusses how local planning authorities are required, through planning policies, to *'seek to address potential barriers to investment, such as inadequate infrastructure, services or housing'* and to *'be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.'*

6.11. Paragraph 87 states *'Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods, and the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.'*

6.12. Section 8, 'Promoting healthy and safe communities' states in paragraph 96 that *'planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.'*

6.13. Paragraph 109 in Section 9 of the NPPF, 'Promoting sustainable transport,' states that *'transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identity transport solutions that deliver well-designed, sustainable and popular places.'*

6.14. Paragraph 110 explains how *'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.'*

6.15. Paragraph 116 states *'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe.'*

6.16. Section 11 refers to 'Making effective use of land' where paragraph 124 states, *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'*

6.17. Building on this, paragraph 125 states that planning policies and decisions should *'give*

substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and promote and support the development of underutilised land and buildings.'

6.18. Paragraph 131 states that *'The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'*

6.19. Paragraph 135 seeks developments that *'will function well and add to the overall quality of the area, are visually attractive as a result of good architecture and history, including the surrounding built environment.'*

Other Material Considerations

6.20. Salford City Council and Manchester City Council have developed the following joint Strategic Regeneration Framework (SRF) to transform the Strangeways and Cambridge areas:

- The Strangeways and Cambridge Strategic Regeneration Framework (November 2025)

6.21. The SRF identifies the site within an employment area and is on Cheetham Hill Road which is a 'Commercial High Street'.

6.22. Whilst the Strangeways and Cambridge Strategic Regeneration Framework does not form part of the statutory development plan, it is an important material consideration and provides detailed guidance for the future regeneration of the area. The Framework seeks to retain and enhance employment-generating uses, support active commercial frontages, improve the quality of the built environment and reinforce the role of Cheetham Hill Road as a key commercial corridor. The proposed development directly supports these objectives through the reconstruction of a vacant commercial building, the provision of restaurant and office accommodation, and the refurbishment of the retained front façade.

6.23. Supplementary Planning Documents (SPD) provide detailed guidance on specific sites and topic areas to supplement the formal policies of the Statutory Development Plan. The following Supplementary Planning Documents are considered relevant to the proposed development:

- Guide to Development in Manchester - Supplementary Planning Document and guidance (April 2007);
- Shopfront and Signage Design Guide

6.24. The proposed development principally comprises the reconstruction and enhancement of a previously existing commercial building within its historic footprint and at its established scale. Given the nature of the proposal, the development is not considered to give rise to significant heritage, amenity or environmental impacts requiring detailed technical

assessment. These matters are addressed proportionately within this Statement.

7. PLANNING ASSESSMENT

7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development and Use

7.2. This planning application proposes the following description of development:

'Reconstruction of two Class E commercial buildings, including restaurant and office accommodation, and refurbishment of the existing front façade'

7.3. The proposal comprises the reconstruction of two three-storey commercial terrace buildings, following the collapse of the former structures, in a form that is consistent with their original scale, footprint and function, together with the refurbishment and enhancement of the retained front façade.

7.4. The site has an established lawful commercial use, most recently falling within Use Class E, as confirmed through the site's planning history, including prior approval application 141683/P3MAP/2024 and subsequent application 142420/FO/2025. The proposed development therefore represents the reinstatement and continuation of an established commercial use, rather than a material change of use, comprising restaurant accommodation at ground floor level and office accommodation at first and second floor levels.

7.5. The site comprises previously developed brownfield land in a sustainable and accessible location. The proposal will bring the site back into active and beneficial use following the collapse of the former buildings.

7.6. The circumstances giving rise to the current application are also material. The proposal does not seek to introduce a new or unrelated form of development, but rather to facilitate the reconstruction of buildings that previously occupied the site and which were subject to recent planning permissions. The application therefore represents a pragmatic and proportionate response to the unforeseen structural failure of the former buildings and provides a mechanism through which the site can be restored, secured and returned to productive use.

7.7. Section 11 of the NPPF promotes the effective use of land, with paragraph 124 of the NPPF supporting planning decisions that make as much use as possible of previously developed or brownfield land. The proposal accords with this objective by reusing a vacant brownfield site within the urban area of Manchester.

7.8. Section 6 of the NPPF refers to building a strong and competitive economy, where paragraph 85 states, *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'* The provision of flexible Class E floorspace, comprising a restaurant use at ground floor level and office accommodation at first and second floor levels, directly supports these objectives by providing employment-generating uses capable of accommodating a range of businesses within an established commercial location.

7.9. At the strategic level, the site lies within the Inner Areas as defined by Policy JP-Strat5 of the Places for Everyone Plan, where regeneration, redevelopment and the reuse of previously developed land are supported. The proposal also accords with Policy JP-S1 (Sustainable Development) and Policy JP-J1 (Supporting Long-Term Economic Growth) by contributing to economic activity in a highly accessible urban location. In addition, Policy JP-J2 (Employment Sites and Premises) supports the retention and enhancement of employment sites.

7.10. At the local level, Policy EC1 (Employment and Economic Growth), Policy EC2 (Existing Employment Space) and Policy EC4 (North Manchester) of the Manchester Core Strategy support the retention, enhancement and redevelopment of employment uses, particularly within North Manchester. The proposal aligns with these objectives by providing approximately 401 sqm of commercial floorspace on an established employment site.

7.11. Core Strategy Policy SP1 (Spatial Principles) supports development in sustainable locations, prioritising previously developed land and areas with good accessibility. The site is located within the City Centre Fringe, where Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) and Policy EC3 (The Regional Centre) identifies the wider area as a key location for economic activity and supports commercial and employment-generating uses. The proposal is therefore well aligned with the site's strategic location.

7.12. The site is located within the Cheetham Hill District Centre, where Core Strategy Policy C3 (North Manchester District Centres) supports a range of commercial uses that contribute to the vitality and viability of the centre. This is reinforced by the Strangeways and Cambridge Strategic Regeneration Framework (SRF), which identifies Cheetham Hill Road as a commercial high street within an established employment area, supporting the retention and enhancement of commercial and employment-generating uses. The SRF specifically seeks to strengthen the commercial role of Cheetham Hill Road through the retention of active ground-floor uses, investment in employment space and improvements to the quality of the built environment. The proposal is therefore consistent with both development plan policy

and strategic regeneration objectives, reinforcing the established commercial function of the area.

7.13. Saved policies of the Manchester Unitary Development Plan (UDP) remain material where consistent with the NPPF. In this regard, Saved Policy CC10 supports the continued high level of economic activity in this area and permits the redevelopment of sites for commercial purposes. In addition, Saved Policy CC15 allocates sites along the Cheetham Hill Road frontage for business uses, subject to a high quality of design. The proposed development, the reconstruction of commercial buildings and refurbishment of the retained front façade, is therefore consistent with these site-specific policy objectives and supports the ongoing economic function of the area.

7.14. Overall, the proposal represents the reinstatement of a lawful commercial use on a previously developed site within a sustainable urban location and is strongly supported by the strategic and local planning policy framework of the NPPF, PfE Policy JP-Strat5, JP-S1, and JP-J1, Core Strategy Policy EC1, EC2, EC4 and C3, The SRF and Saved Policy CC10 and CC15. The principle of development is therefore acceptable and strongly supported by both the development plan and material considerations, including the Strangeways and Cambridge Strategic Regeneration Framework.

Design and Appearance

7.15. Paragraph 135 of the NPPF seeks developments that *'are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.'*

7.16. At the local level, Core Strategy Policy CC9 (Design and Heritage) requires new development to achieve a high standard of design in terms of both appearance and function, whilst Policy EN1 (Design Principles and Strategic Character Areas) expects development to respond positively to its context and reinforce local character. In addition, Policy JP-P1 (Sustainable Places) of the Places for Everyone Plan requires development to contribute to well-designed places that respect local character, integrate with their surroundings and promote high-quality design.

7.17. In addition, Saved UDP Policy E3.3 (Environmental Improvement and Protection) seeks high quality urban design, particularly along key arterial routes such as Cheetham Hill Road, where development should enhance the visual quality and image of the area.

7.18. The proposed development has been designed to reconstruct the former terrace buildings in a manner that reflects their original appearance, ensuring continuity within the established street scene. The buildings will be three storeys in height with pitched roofs, incorporating vertically proportioned upper floor windows, active ground-floor restaurant frontage, and concealed

roller shutters, all of which are characteristic of the prevailing built form along Cheetham Hill Road.

7.19. The scale, massing and proportions of the proposed buildings are consistent with the adjoining commercial terraces, particularly those immediately to the north at 103–105 Cheetham Hill Road, thereby ensuring a cohesive and legible frontage. The proposal reinstates the historic building line and rhythm of development, reinforcing the established urban grain of the area.

7.20. The design has evolved following discussions with Manchester City Council and incorporates a number of enhancements intended to improve the appearance of the building and its contribution to the streetscape. These include the introduction of concealed roller shutters, replacement windows and the refurbishment of the front façade. Collectively, these measures will improve the visual quality of the building and provide a more attractive frontage onto Cheetham Hill Road.

7.21. The Strangeways and Cambridge SRF identifies the improvement of building frontages and the enhancement of the public realm along Cheetham Hill Road as important regeneration objectives. Through the refurbishment of the retained front façade, replacement windows, concealed roller shutters and improved external finishes, the proposal will contribute positively towards these aspirations and enhance the visual quality of this prominent frontage.

7.22. At ground floor level, the inclusion of a restaurant use with an active frontage, together with office accommodation above, contributes to the vitality of Cheetham Hill Road and supports its function as a commercial high street. The design therefore not only responds to the physical context but also supports the active use of the streetscape.

7.23. The proposed shopfront design has also been informed by Saved UDP Policy DC14 (Shopfronts and Signs) and the Manchester Shopfront and Signage Design Guide, which seek to ensure that shopfronts are of a high-quality design that respects the character of the host building and wider streetscape. The proposed glazed frontages and proportions reflect the traditional commercial character of Cheetham Hill Road, providing active frontages while maintaining a coherent and well-proportioned appearance. The proposal is therefore considered to comply with these requirements.

7.24. The proposal therefore represents a significant improvement over the current appearance of the site, which remains partially collapsed and vacant. The redevelopment will restore a continuous active frontage within the Cheetham Hill Corridor and contribute positively towards the wider regeneration aspirations identified within the Strangeways and Cambridge Strategic Regeneration Framework.

7.25. In addition to improving the visual appearance of the site, the proposal will remove a prominent partially collapsed building from a key gateway route into Manchester city centre. The reconstruction and refurbishment works will therefore deliver tangible environmental and regeneration benefits, replacing a deteriorating site with an active and well-maintained commercial frontage.

7.26. Overall, the proposal represents a contextually responsive and high-quality design solution that reinstates the historic form of development on the site, enhances the character of the street scene, and contributes positively to the visual quality of this prominent frontage. The development is therefore considered to comply with the design objectives of the NPPF, Core Strategy Policies CC9 and EN1, and Saved UDP Policy E3.3.

Heritage

7.27. Section 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 205 confirms that great weight should be given to the conservation of heritage assets, irrespective of the level of harm, while paragraph 208 requires that any harm to the significance of a designated heritage asset should be clearly and convincingly justified.

7.28. At the strategic level, Policy JP-P2 (Heritage) of the Places for Everyone Joint Development Plan requires development to conserve and, where possible, enhance the significance of heritage assets and their settings, ensuring that proposals are informed by an understanding of the asset's significance.

7.29. At the local level, Core Strategy Policy EN3 (Heritage) and Policy CC9 (Design and Heritage) and Saved Policy DC19 (Listed Buildings) require development to preserve or enhance the significance and setting of heritage assets, including listed buildings, and to respond positively to their character.

7.30. The site is located immediately adjacent to the Grade II listed Knowsley Hotel (Derby Arms Brewery) and is also in close proximity to other listed buildings at 107, 109 and 124 Cheetham Hill Road. The significance of these heritage assets is derived in part from their architectural form, historic commercial function, and their relationship within a continuous terrace frontage along this key arterial route.

7.31. The proposed development seeks to reconstruct the former terrace buildings in a form consistent with their original scale, massing and appearance, thereby reinstating the existing built form that previously contributed to the character of the area. The proposal also includes the refurbishment of the retained front façade, ensuring that the building continues to make a positive contribution to the historic streetscape.

7.32. Given that the proposal replicates the established building line, height and proportions, it will preserve the setting of the adjacent listed building and surrounding heritage assets. The design approach ensures that the development remains subservient and complementary to the adjacent heritage asset, avoiding any visual competition or harm to its significance.

7.33. The proposal is also consistent with the objectives of the Strangeways and Cambridge SRF, which promotes the repair, refurbishment and active reuse of buildings that contribute to the historic character and commercial identity of the area. By restoring a vacant and partially collapsed frontage, the proposal will reinforce the historic streetscape and contribute positively to the wider regeneration of the corridor.

7.34. In addition, the proposal includes enhancements to the retained frontage through replacement windows, concealed roller shutters and refurbishment works. These improvements will enhance the appearance of the building within views along Cheetham Hill Road and preserve the setting of the adjacent Grade II listed Knowsley Hotel through the restoration of a coherent and well-maintained commercial frontage.

7.35. Furthermore, the use of materials and architectural detailing reflective of the former buildings and surrounding terraces will ensure that the proposal integrates appropriately within the historic townscape. In this respect, the development will reinforce the established character of Cheetham Hill Road as a commercial corridor, which forms part of the setting of nearby heritage assets.

7.36. Overall, the proposal will preserve the significance and setting of nearby listed buildings, and in restoring the historic streetscape, will result in a neutral to minor beneficial effect on the character and appearance of the area. The development therefore accords with Section 16 of the NPPF, Policy JP-P2 of the Places for Everyone Plan, and Core Strategy Policies EN3 and CC9.

Amenity

7.37. Paragraph 135 of the NPPF states, *'Planning policies and decisions should ensure that developments 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.'*

7.38. At the local level, Core Strategy Policy DM1 (Development Management) requires development to have regard to the impact on amenity, including matters such as privacy, outlook, light, noise, vibration, air quality and general disturbance. In addition, Policy JP-P1 (Sustainable Places) of the Places for Everyone Plan requires development to create safe and inclusive environments

that support the health and wellbeing of users and neighbouring occupiers.

7.39. The site is located within a predominantly commercial area, albeit with some residential accommodation present in the form of upper floor (shop-top) housing within the surrounding terraces. These properties represent the nearest sensitive receptors in amenity terms.

7.40. The proposed development seeks to reconstruct the former buildings in their original form, scale and footprint. As such, there will be no material change in built form, and therefore no additional impacts in terms of loss of light, outlook, overbearing impact or sense of enclosure to neighbouring occupiers beyond that which previously existed.

7.41. In terms of noise and general disturbance, the proposal involves the reinstatement of an established commercial use (Class E) on the site. The level of activity associated with the proposed use is therefore expected to be comparable to the lawful historic use of the site and would not give rise to materially greater impacts. This approach is consistent with Saved UDP Policy DC26 (Development and Noise), which seeks to ensure that development does not result in unacceptable noise impacts.

7.42. Furthermore, the provision of active commercial frontages at ground floor level reflects the established character of Cheetham Hill Road as a busy commercial corridor, where a degree of activity and associated noise is typical and expected. The proposal would therefore be compatible with the prevailing environmental conditions.

7.43. The proposed restaurant and office accommodation are considered compatible with the established commercial character of the surrounding area. Such uses are commonplace within district centres and commercial high streets and are not expected to generate levels of activity materially different from the historic lawful use of the site. Any future occupiers will also remain subject to separate environmental health and licensing controls where applicable.

7.44. Overall, the proposed development will not result in any unacceptable impacts on the amenity of neighbouring occupiers and will maintain a level of activity consistent with the established use of the site and surrounding area. The development is therefore considered to comply with the requirements of the NPPF, Core Strategy Policy DM1, Policy JP-P1 of the Places for Everyone Plan, and Saved UDP Policy DC26.

Access

7.45. Paragraph 116 of the NPPF states that *'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.'*

7.46. At the local level, Core Strategy Policy T1 (Sustainable Transport) seeks to promote a high quality, integrated transport system and encourage a shift towards sustainable modes of travel, whilst Policy T2 (Accessible Areas of Opportunity and Need) supports development in locations that are well connected by walking, cycling and public transport. In addition, Policy JP-C8 (Transport Requirements of New Development) of the Places for Everyone Plan requires development to be appropriately served by safe and suitable access arrangements.

7.47. The proposed development will utilise the existing access arrangements, with vehicular access retained from Cheetham Hill Road and secondary access provided from Bent Street to the rear. Off-street parking provision is maintained, including five car parking spaces to the front of the site, together with access to a rear yard for additional parking and servicing. These arrangements reflect the existing situation and are considered appropriate for the scale and nature of the development.

7.48. The surrounding area also benefits from on-street short-stay parking bays, including along Empire Street, as well as a number of public car parks within walking distance of the site, providing additional parking opportunities where required.

7.49. The site is located in a highly accessible location, with regular bus services operating along Cheetham Hill Road and Manchester Victoria Station within walking distance, providing connections across Greater Manchester and beyond. The site is therefore well served by sustainable transport options.

7.50. Given that the proposal represents the reinstatement of an established commercial use, it is not expected to result in any material increase in trip generation or traffic movements beyond the lawful fallback position. As such, the development will not give rise to any unacceptable impacts on highway safety or severe impacts on the surrounding highway network.

7.51. Overall, the proposed development is considered acceptable in highways and access terms and accords with the NPPF, Core Strategy Policies T1 and T2, and Policy JP-C8 of the Places for Everyone Plan.

Environmental Considerations

7.52. Section 14 and 15 of the NPPF seek to ensure that development is directed to areas at the lowest risk of flooding and is appropriate for its location, taking into account wider environmental considerations.

7.53. A review of the Environment Agency's Flood Map for Planning confirms that the site is located within Flood Zone 1, which represents land at the lowest probability of flooding. The proposed development is therefore appropriate in this location and accords with Core Strategy Policy

EN14 (Flood Risk) and Policy JP-S4 (Flood Risk and the Water Environment) of the Places for Everyone Plan. Surface water drainage will be managed through appropriate sustainable drainage measures (SuDS) where feasible, in accordance with national and local policy.

7.54. In respect of air quality, Core Strategy Policy EN16 (Air Quality) seeks to ensure that development does not result in unacceptable levels of air pollution or expose future occupants to poor air quality. The proposal involves the reinstatement of a commercial building within an established urban location and is not expected to generate any significant additional emissions beyond the historic use of the site. Any odour extraction associated with the restaurant use can be appropriately controlled through a suitable planning condition if required. The development is therefore considered acceptable in air quality terms.

7.55. With regard to land quality, Core Strategy Policy EN18 (Contaminated Land and Ground Stability) requires that development is suitable for its intended use, taking into account any potential contamination risks. Given the site's historic commercial use, any contamination can be appropriately addressed through standard planning conditions if required.

7.56. In terms of ecology, Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity) of the Places for Everyone Plan, together with Core Strategy Policy EN15 (Biodiversity and Geological Conservation), seek to ensure that development delivers biodiversity enhancements where possible. The site comprises previously developed land of limited ecological value, with no existing planting or habitats of note. As such, the proposal does not result in the loss of any significant biodiversity features. Whilst statutory Biodiversity Net Gain requirements are unlikely to be triggered by the nature and scale of the proposal, opportunities for biodiversity enhancement, including soft landscaping, planting and the incorporation of biodiversity features where feasible, will be explored as part of the development.

7.57. Overall, the proposed development is acceptable in environmental terms and accords with the relevant policies of the development plan.

8. CONCLUSIONS

8.1. This Planning, Design, Access and Heritage Statement has been prepared by Broadgrove Planning and Development Ltd on behalf of our client, Safe Investment Services Limited ('the Applicant') to support a full planning application made at 99-101 Cheetham Hill Road, Cheetham Hill, M8 8PY ('the site').

8.2. This application seeks full planning permission for the following description of development:

'Reconstruction of two Class E commercial buildings, including restaurant and office accommodation, and refurbishment of the existing front façade'

8.3. This Planning, Design, Access and Heritage Statement has demonstrated that the proposed development represents the reinstatement of an established lawful commercial use on a previously developed site within a highly sustainable and accessible location. The principle of development is strongly supported by the NPPF, the Places for Everyone Joint Development Plan, the Manchester Core Strategy, and the saved UDP policies, all of which support the retention and enhancement of employment-generating uses within this area.

8.4. The proposal will bring a vacant and visually degraded site back into active and beneficial use, contributing positively to the economic vitality of Cheetham Hill Road and reinforcing its role as a key commercial corridor. The provision of a restaurant use at ground floor level, together with office accommodation at first and second floor levels, will support employment generation, business investment and economic activity within the Cheetham Hill Corridor, whilst reflecting the established commercial character of the area.

8.5. The proposal also supports the aspirations of the Strangeways and Cambridge Strategic Regeneration Framework through the refurbishment of a prominent frontage, enhancement of the streetscape and retention of active commercial uses. The proposal will also facilitate the restoration of a partially collapsed building that currently detracts from the appearance of the area, delivering a long-term solution that will secure the future of the site and support wider regeneration objectives.

8.6. The design of the proposed development has been carefully considered to ensure it is contextually appropriate, reinstating the original scale, form and appearance of the former buildings, whilst enhancing the retained front façade through replacement windows, concealed roller shutters and refurbishment works, thereby preserving and enhancing the character of the street scene. In doing so, the proposal also preserves the setting of nearby listed buildings, resulting in a neutral to minor beneficial heritage impact.

8.7. The assessment has confirmed that the proposal will not give rise to any unacceptable impacts in terms of residential amenity, highways and access, or environmental considerations, with the development reflecting the established use of the site and surrounding area.

8.8. Overall, the proposed development accords with the development plan as a whole and is consistent with national planning policy. The proposal therefore constitutes sustainable development, and in accordance with the presumption in favour of sustainable development, planning permission should be granted without delay.

8.9. Should there be any queries relating to this Statement or the wider planning submission, please contact Broadgrove Planning and Development Ltd (via Charise Chumroonridhi cc@broadgrove.co.uk) at your earliest convenience.

Broadgrove

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