MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	145195/FO/2026
Application type:	Full planning permission
Proposal:	Change of use of basement and ground floor from Class E to Bar (Sui Generis).
Site address:	743 Wilmslow Road Manchester M20 6RN
Ward(s):	Didsbury East
Date application valid:	02 March 2026
Applicant name:	Mrs Pauline Harrison
Agent (if any):	
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	11 June 2026

Description of site, building and/or area

The application relates to a three-storey building of redbrick with a grey slate dual-pitch roof. The property features white uPVC-framed windows with stone cills and decorative brick headers at first and second-floor level, a glazed shopfront with fascia signage above to its Wilmslow Road frontage, a two-storey rear outrigger, and a number of single storey additions to the rear. The property appears to feature a Class E (commercial, business, and service) use at ground-floor level with a residential use above.

This stretch of Wilmslow Road features a strong commercial precedent with an abundance of bars, shops, and restaurants situated in proximity to the application site as well as being located in Didsbury District Centre. The site is bounded by commercial properties to the north and south, Wilmslow Road to the west, and Didsbury Primary School to the east.

The property is not listed, nor is it sited within a conservation area.

TONI&GUY Didsbury
Recently viewed
ZE Passivhaus Services
Whitechapel St
42
762
762
Elm Grove
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Wilmslow Rd
Didsbury Primary S
Family-friendly

FINE THING
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PALESTINIAN KITCHEN
TO LET
LICENSED RESTAURANT
USE CLASS A3
POA
ENQUIRIES
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PALESTINIAN KITCHEN
wt gunson
TO LET
RETAIL PREMISES
668 SQ.FT.
PLUS BASEMENT
0161 833 9797
www.wtgunson.co.uk
TO LET
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743A
WILMSLOW ROAD
POST
INTO
LETTER BOX
ON
FRONT DOOR

Description of development

The applicant is seeking planning permission for the "Change of use of basement and ground floor from Class E to Bar (Sui Generis)."

Relevant planning history

122006/FO/2018 -Change of use of first and second floors to form one 3-bed duplex apartment – Approved (2019).

Consultation, notification and publicity responses

Local residents – no responses received.

Didsbury Civic Society – no response received.

A representation was received from local ward member **Councillor John Leech** in response to the application; the comments are summarised as follows:

- The location plan on the application gives the impression that there is no rear yard to this property, yet the application suggests that there is space for waste storage in the yard.
- This needs to be checked, because we are seeing an increasing number of sites that do not have suitable waste storage in Didsbury, resulting in commercial bins being left on the pavements.
- If there is space in the back yard, the location drawing is inaccurate.
- They should not be allowed waste storage that relies on a neighbouring property providing informal consent to use their premises. All too often we have seen this being approved in Didsbury, only for the informal arrangement being abandoned and then the operator keeping their bins on the pavement or in the passageway. This is completely unacceptable.

Since initial receipt of these comments, a Waste Management Strategy and updated site plan have been provided. Councillor John Leech was notified of these documents and made no further comments on the application.

MCC's Highways Services made the following comments in response to the application:

- The development does not give rise to highway safety concerns or result in a severe impact on the local road network.
- The site is located adjacent to the adopted highway Wilmslow Road. There are zig zag lines to the front of the property restricting vehicles from waiting or loading/unloading. The adopted highway extends to the building line of the property with a 30mph speed limit in place.
- The footpath to the rear of the property is an adopted highway.
- The change of use is unlikely to generate any significant increase in vehicle trips, therefore no traffic impact on the adopted highway is envisaged.
- The site is well accessed by sustainable modes, with a tram service and a minimum of five bus services located within a walkable radius of the site.
- Access to the property is gained from the Wilmslow Road elevation or from the rear via and footpath.

- No parking spaces are provided currently nor are any offered for the future.
- Full-time equivalent staff is 3.5 employees. It is recommended that two secure and sheltered cycle storage spaces should be provided. Due to the applications Use Class, this can be a recommendation only.
- No boundary works are proposed.
- Appropriate bin storage is within the rear yard at the property where general and recycling waste bins can be stored.
- A Construction Management Plan is not required. This is as a result of an understanding that the works are internal and minor in nature.

In their initial consultation response, **MCC's Environmental Health Services** indicated that *"there is very little information with the application. As there are residential units above the proposed development, I would have expected a noise report to be included in the application. We need to know that the structure of the building will provide enough sound insulation as the bar will probably have loud music and noisy patrons. There will also be noise from patrons arriving and leaving up until midnight seven days a week."*

Following this, a Waste Management Strategy, updated site plan, and Acoustic Assessment were provided. **MCC's Environmental Health Services** reviewed these documents and indicated that the Waste Management Strategy is sufficient. With reference to the Acoustic Assessment, the following feedback was provided *"I have reviewed the Acoustic Assessment by Peninsular Acoustics and an environmental sound survey was undertaken. Music noise inside the venue – it is expected that low level background music is played within the venue and noise levels taken from a busy restaurant (source The Little Red Book of Acoustics) are shown in table 5.1. Noise breakout using the existing 8mm glazing has been assessed and the levels predicted at NSR1 and NSR2 are below the required criteria. Internal Noise transfer to flat above has been assessed by measuring the sound insulation of the separating floor and using the same 'busy restaurant' noise source the predicted levels with the above flat will meet criteria. The maximum permissible internal music levels within the premises still needs to be stated to discharge part a) of the condition. No external plant is proposed."*

Relevant policies

The following policies are considered relevant in the consideration of this application.

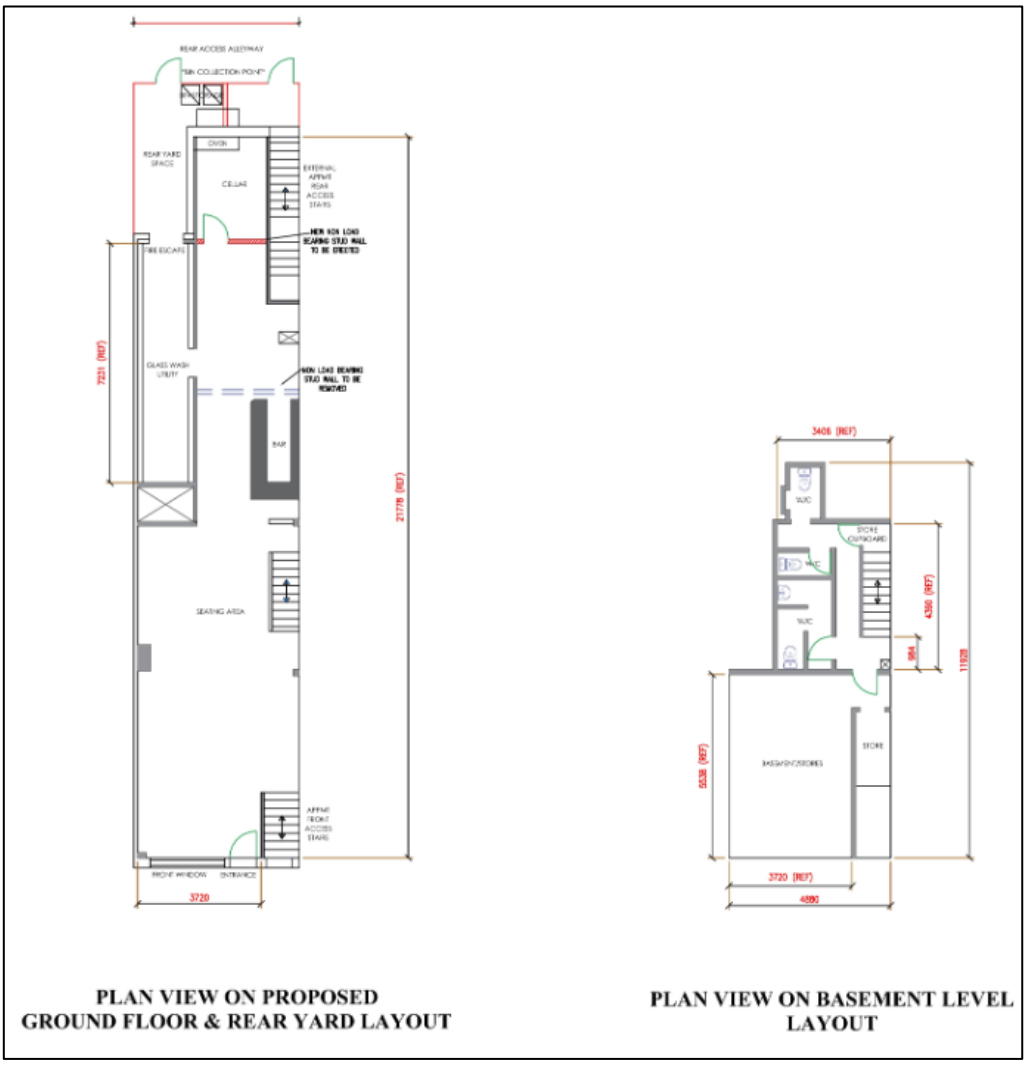
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC10 – Food and Drink Uses
- Policy DC26 – Development and Noise

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy C6 – South Manchester District Centres
- Policy C10 – Leisure and the Evening Economy

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1: Sustainable Places
- Policy JP-S1: Sustainable Development

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025) – The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.
- Chapter 14 – Achieving Well-Designed Places
    - Policy DP3: Key principles for well-designed places



Submitted proposed basement and ground-floor plans

Assessment

Principle – the principle of the proposal, to change the use of the basement and ground floor of the property from Class E to a bar (sui generis) is considered acceptable. The nature of the proposed use is compatible with, and would be in-keeping with, the established commercial character of the surrounding area, given the site's location on a busy high street within Didsbury District Centre. Such uses are typical and expected within a district centre, and the presence of similar bar uses in the vicinity further supports the appropriateness of the proposal.

Siting, scale, and massing – no extensions proposed, therefore, the siting, scale, and massing of the property would be unaffected.

Appearance and visual amenity – no external alterations proposed, therefore, the appearance of the property and visual amenity of the surrounding area would be unaffected.

Impact upon designated assets - as no external alterations or extensions are proposed, the proposal would not have an impact upon the setting of surrounding designated assets, including the Grade II listed Church of England Girls School located to the east of the site.

Residential amenity – no external alterations or extensions proposed, therefore, issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy are not anticipated.

Activity and noise – the proposed opening hours of the premises are 11:00 to 00:00 Monday to Sunday. As such, the development has the potential to generate additional noise and activity during late evening hours beyond that typically associated with the former Class E use. To assess and mitigate these impacts, an Acoustic Assessment has been submitted, which demonstrates that noise breakout levels would comply with the adopted MCC criteria and that internal noise transfer to the residential accommodation on the upper floors would remain within acceptable limits. Environmental Health has reviewed the assessment and confirmed its conclusions are acceptable, however, have advised that maximum permissible internal music levels should be specified, and this will be secured by an appropriately worded condition.

In respect of comings and goings, and general activity associated with the proposed use, these are not considered to result in undue harm given the site's location within a busy district centre where similar uses are prevalent. Notably, No. 800 Wilmslow Road benefits from comparable opening hours (11:00–00:00 Sunday to Thursday and 10:00–01:00 Friday and Saturday), as approved under application reference 143015/FO/2025, further supporting the acceptability of the proposal in this context.

Cycle parking – in their consultation response, Highways requested the provision of 2no. cycle parking spaces within the curtilage of the application site. However, as the property does not benefit from a private forecourt area and does not feature sufficient space to the rear to accommodate a cycle storage area, to impose such a requirement would be unreasonable. Alternative cycle parking provisions are available in the form of cycle loops outside No.778 Wilmslow Road, located to the south of the application site.

Parking and highways implications – the property does not currently feature any off-street parking provision, nor is any proposed as part of the current application. The site is located adjacent to the adopted highway Wilmslow Road. There are zig zag lines to the front of the property restricting vehicles from waiting or loading/unloading. The adopted highway extends to the building line of the property with a 30mph speed limit in place. The footpath to the rear of the property is an adopted highway.

Notwithstanding this, Highways have confirmed that the development does not give rise to highway safety concerns nor would it result in a severe impact on the local road network as the change of use is unlikely to generate a significant increase in vehicle trips. Further to this, it should be noted that the site is well accessed by sustainable modes, with a tram service and a minimum of five bus services located within a walkable radius of the site.

Waste storage and management – it is acknowledged that concerns were raised regarding the waste storage and management of the property, particularly in relation to the potential for bins to be stored within the alleyway to the rear of the site, rather than within its curtilage.

However, the submitted waste management strategy indicates that the property would be served by 2no. 240L general waste bins and 1no. 240L glass bin to be collected on a weekly basis. These bins are to be stored in the rear yard area of the premises as shown on the proposed site plan submitted. Staff will be responsible for transporting the bins to the collection point on the relevant day and returning to them to the premises after collection. Environmental Health reviewed the details provided as part of the application and confirmed their acceptability.

Conclusion - given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, C6, and C10 of

the Manchester Core Strategy, policy JP-P1 of Places for Everyone, and chapter 12 of the National Planning Policy Framework (2024).

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:
The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:
The development hereby approved shall be carried out in accordance with the following documents and drawings:

Proposed basement and ground floor plans as shown on the drawing titled ‘PLANING PROPOSAL DRAWING’, numbered ‘M206RN-RG-001 REVISION P2’, received by the City Council as Local Planning Authority on the 10th April 2026.
‘Appendix E – Waste Management Strategy’, received by the City Council as Local Planning Authority on the 27th April 2026.
‘Homebrew Tap Ltd. 743 WILMSLOW ROAD. Acoustic Assessment’, received by the City Council as Local Planning Authority on 8th May 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Acoustic scheme:
a) The development shall be carried out in accordance with the Acoustic Assessment titled ‘Homebrew Tap Ltd. 743 WILMSLOW ROAD. Acoustic Assessment’, received by the City Council as Local Planning Authority on 8th May 2026.

b) Prior to the first use of the development, details of the maximum permissible internal music noise levels within the premises shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The premises shall thereafter be operated in full accordance with the approved details.

c) Prior to the first use of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority to demonstrate that the development has been carried out in accordance with the approved Acoustic Assessment and noise control measures.

d) In the event that the Verification Report identifies any non-compliance with the approved details, additional mitigation measures shall be submitted to and approved in writing by the City Council as Local Planning Authority and implemented prior to the first use of the development. The development shall not be brought into use until compliance has been achieved.

Reason - To secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

4) Waste:
The development hereby approved shall be carried out in accordance with the details specified in the following approved drawings and documents:

Proposed basement and ground floor plans as shown on the drawing titled ‘PLANING PROPOSAL DRAWING’, numbered ‘M206RN-RG-001 REVISION P2’, received by the City Council as Local Planning Authority on the 10th April 2026.
‘Appendix E – Waste Management Strategy’, received by the City Council as Local Planning Authority on the 27th April 2026.

The approved waste related arrangements and facilities shall be implemented, maintained and retained thereafter for their intended purpose whilst the development is in use.

Reason - In the interests of amenity and public health pursuant to policies, SP1, DM1, and EN19 of the Manchester Core Strategy and to ensure that there are adequate waste storage receptacles for occupiers of the development.

5) Opening hours:
The premises shall only be open to customers between the following hours:

11:00 to 00:00 Mondays to Sundays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

6) Delivery hours:
No deliveries shall take place except between 07:30 and 20:00 on Mondays to Saturdays and not at any time on Sundays or on Bank or Public Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

7) Servicing hours:
No loading or unloading shall be carried out on the site except between 07:30 and 20:00 on Mondays to Saturdays and not at any time on Sundays or on Bank or Public Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Informatives:

1. The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary access points (Section 50) with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

2. The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk