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DESIGN AND ACCESS STATEMENT & PLANNING STATEMENT

476-478 Wilmslow Road, Withington, Manchester, M20 3BG

Proposed development

Change of use of Flat 4 and part of Flat 1 from residential accommodation (Class C3) to restaurant floorspace associated with the existing restaurant (Class E(b)); reconfiguration and loft conversion to retain Flat 1; single-storey rear kitchen-preparation extension; internal staircase; rear elevation alterations.

Applicant	Biskits Diner Ltd
Local planning authority	Manchester City Council
Site	476-478 Wilmslow Road, Withington, Manchester, M20 3BG
Document	Combined Design and Access Statement, proportionate Heritage Statement and Planning Statement
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Date / revision	28 August 2026 / REV 1
Drawing issue reviewed	Planning drawings A100-A107, Revision P1, issued 24 June 2026

This statement should be read with the submitted plans and application forms.

1. Executive summary and document status

This statement supports a full planning application and associated advertisement consent at 476-478 Wilmslow Road. The site is an established mixed-use commercial and residential property within Withington District Centre and the Withington Conservation Area. The proposal consolidates and expands an existing restaurant within the building, retains the mobile phone shop at No. 476, retains Flats 2 and 3 without alteration, and reconfigures Flat 1 through a loft conversion. Flat 4 is removed, resulting in a net reduction from four to three residential units.

The principal planning issues are the acceptability of restaurant expansion within a designated district centre; the limited loss of one residential unit; the effect on the character and appearance of the conservation area; residential amenity, noise and odour; access and servicing; waste management; and the visual and public safety effects of the replacement signage.

The proposal is considered acceptable because it invests in an established district-centre business, makes productive use of upper floors, provides a dedicated internal customer stair that avoids the residential circulation core, retains three self-contained flats, introduces substantial acoustic separation, preserves the existing shopfront, and limits external alterations to a modest rear extension, rear roof works and restrained halo-lit individual lettering. The planning benefits and mitigation measures outweigh the limited harm associated with the loss of one flat.

Important description correction

The postcode shown on the submitted drawings is M20 3BG. This statement uses that postcode. The application site comprises both 476 and 478 Wilmslow Road Purpose of the statement.

The document performs three connected functions:

- it explains the design, amount, layout, scale, appearance, landscaping and access considerations relevant to the proposal;
- it describes the significance of the Withington Conservation Area and assesses the effect of the works on that significance; and
- it assesses the development against the statutory development plan, national planning policy and other relevant material considerations.

1.1 Basis and assumptions

The assessment is based on the applicant's description of the lawful existing uses and the planning drawing set listed in Section 3. No separate planning-history search, measured noise survey, extraction specification or structural/fire design has been relied upon. These matters may be controlled through appropriately worded conditions and the Building Regulations process.

The application does not seek an extension to the restaurant's established lawful opening hours. The existing extraction system is to be retained or upgraded within the envelope shown on the plans; no new external flue, rooftop plant, external customer seating or external loudspeaker forms part of the application.

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3. Application site and submitted drawings

3.1 Site location and context

The application property is located on the west side of Wilmslow Road in the centre of Withington. Wilmslow Road is the principal commercial spine through the district centre and is characterised by continuous or near continuous shopfronts at ground level with residential, office and ancillary commercial accommodation above. The area has a dense urban grain, narrow plots, rear service yards and a strong public-transport orientation.

The site comprises adjoining premises at Nos. 476 and 478. The principal public elevations face Wilmslow Road. Rear access and servicing are taken from the enclosed service-yard network behind the properties, reached via Gledhill Street and adjoining routes. The rear elevation is utilitarian and materially less prominent in public views than the principal Wilmslow Road frontage.

The site is within Withington District Centre and the Withington Conservation Area. Its contribution to significance is principally derived from its position in the historic linear high street, the continuity and proportions of the upper-floor frontage, and its commercial use. The current shopfront and signage are modern interventions.

3.2 Submitted drawing schedule

Drawing	Title	Issue
A100	Location and Proposed Site Plan	P1 - 24.06.2026
A101	Existing Floor Plans	P1 - 24.06.2026
A102	Existing Loft Plan and Section	P1 - 24.06.2026
A103	Existing Elevations	P1 - 24.06.2026
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A105	Proposed Elevations	P1 - 24.06.2026
A106	3D Floor Plans	P1 - 24.06.2026
A107	Section Details	P1 - 24.06.2026

4. Existing development and uses

4.1 No. 476 Wilmslow Road

- Ground floor: mobile phone shop, retained and unaffected by the proposal.
- Upper floors: Flat 2 and Flat 3, each a one-bedroom self-contained flat. Both are retained without material alteration.

4.2 No. 478 Wilmslow Road

- Ground floor: established restaurant, shown as Unit 1, with customer seating, service/bar, kitchen, preparation space and WC accommodation.
- First floor: restaurant office/WCs together with Flat 4, a two-bedroom flat, and the bedroom level of Flat 1.
- Second-floor/roof level: kitchen and bathroom accommodation serving Flat 1, which currently operates as a one-bedroom duplex flat.

4.3 Existing access and servicing

The shared residential entrance is located within the frontage of No. 476 and gives controlled access to the upper-floor accommodation above both properties. Rear access is also available by an external metal staircase. The restaurant has its own entrance from Wilmslow Road. Commercial servicing, refuse storage and collection occur at the rear.

The key design constraint is the close vertical and horizontal relationship between the restaurant and retained flats. This makes acoustic separation, ventilation, fire compartmentation and clearly separated circulation essential to a satisfactory scheme.

5. Proposed development

5.1 Planning description

Recommended application description

Change of use of Flat 4 and part of Flat 1 from residential accommodation (Class C3) to restaurant floorspace (Class E(b)) associated with the existing ground-floor restaurant; erection of a single-storey rear extension; formation of loft accommodation and associated internal and external alterations to retain and reconfigure Flat 1; installation of a new internal restaurant staircase; rear elevation alterations.

The use of the premises remains principally a sit-down restaurant within Class E(b); any takeaway sales remain ancillary to that primary use.

5.2 Change of use and internal layout

- Flat 4 is removed and its floor area incorporated into the restaurant.
- A new internal staircase rises directly from the restaurant at No. 478 to the new upper-floor customer area, ensuring that restaurant customers do not use the residential entrance or common staircase at No. 476.
- The proposed first-floor restaurant layout provides approximately 43 m² of seating and a 23 m² bar area, with associated male and female WCs and circulation as shown on drawing A104.
- Part of the existing second-floor accommodation associated with Flat 1 is incorporated into Unit 1. Replacement residential accommodation is created within the converted loft so that Flat 1 remains a selfcontained one-bedroom duplex home.
- Flats 2 and 3 and the ground-floor mobile phone shop at No. 476 are unaffected.

The result is an increase in integrated restaurant floorspace and an estimated additional 40-50 customer covers, alongside retention of three residential units: Flats 1, 2 and 3.

5.3 Rear extension and elevation works

A modest single-storey extension is proposed within the rear service yard to enlarge and rationalise the kitchenpreparation area. The ground-floor preparation kitchen increases to approximately 25 m². The extension is subordinate to the host building, contained behind the established frontage and designed with new walling and roofing to match the existing rear ranges.

The rear works include a new window, alterations associated with the loft conversion, a metal staircase detailed to match the existing stair, reuse of existing rear doors/shutters where shown, and removal of the chimney stack identified on drawing A105. The chimney is on the rear service elevation and is not a defining feature of the principal Wilmslow Road frontage. Matching making-good and careful detailing will minimise its effect.

5.4 Acoustic and mechanical-services strategy

A high-performance acoustic separation system will be installed between the restaurant and all retained residential accommodation. The final specification will be prepared or reviewed by a suitably qualified acoustic consultant and will include:

- separating walls and floors designed to meet Approved Document E and the consultant's project-specific recommendations;
- independent wall linings incorporating acoustic mineral wool and multiple layers of high-density acoustic plasterboard;
- resilient floor layers, acoustic mineral wool and an independently supported acoustic ceiling to reduce airborne and impact sound;
- continuous sealing of junctions, gaps and service penetrations to prevent flanking transmission;
- anti-vibration mounts and flexible connections for kitchen extract, refrigeration, ventilation and other mechanical plant; and
- no rigid fixing of speakers, plant or ductwork to separating walls or floors adjoining residential accommodation.

No external loudspeakers are proposed. Music and amplified sound will be managed so that it is not audible as a distinct noise within neighbouring or retained dwellings.

6. Design and Access Statement

6.1 Design objectives

The design has been developed around six objectives: supporting an established district-centre business; achieving a clear separation between commercial and residential circulation; retaining viable residential accommodation; protecting residential amenity; preserving the character of the conservation area; and using the constrained rear yard efficiently without altering the scale of the Wilmslow Road frontage.

6.2 Use and amount

The ground-floor commercial uses remain unchanged in principle: a mobile phone shop at No. 476 and a restaurant at No. 478. Restaurant use extends to additional upper-floor accommodation and a small rear preparation extension. The scheme results in the loss of one two-bedroom flat, while three residential units remain. The quantity of new built form is limited to the single-storey rear extension and loft works; most of the development comprises internal reorganisation and change of use within the existing envelope.

6.3 Layout and circulation

The layout deliberately separates restaurant customers from residents. The new commercial staircase is wholly accessed from within Unit 1 and provides a direct route to the first-floor restaurant seating and bar. Residents continue to use the separate controlled entrance at No. 476 and the rear metal staircase. This improves legibility, security and amenity and avoids customer movement through the residential common parts.

Back-of-house functions are consolidated toward the rear, close to the existing kitchen, servicing and bin storage. The loft conversion keeps Flat 1 self-contained and distinct from the restaurant. Flats 2 and 3 retain their existing access and internal arrangements.

6.4 Scale and massing

There is no increase to the height or principal massing of the Wilmslow Road frontage. The rear extension is single storey and subordinate, following the established pattern of service additions behind high-street properties. The loft conversion is contained substantially within the existing roof profile, with limited rear-facing alterations. The scale is therefore proportionate to the host building and surrounding dense urban context.

6.5 Appearance and materials

The principal shopfront is retained, avoiding unnecessary loss of frontage fabric. Rear extension walls and roof finishes will match or closely complement the existing building. The new rear window will match the proportions and colour of existing rear fenestration. Final samples or product details can be secured by condition where reasonably necessary.

The replacement sign uses discrete individual letters with a restrained halo effect rather than a bulky illuminated box. Its gloss-black finish, limited projection, maximum luminance and static illumination produce a contemporary but controlled intervention that remains subordinate to the host façade.

6.6 Landscaping, biodiversity and drainage

The site is a fully developed town-centre plot and the extension occupies existing hard-surfaced service-yard land. No trees, hedgerows, soft landscape or priority habitat are affected. The proposal is therefore considered to fall within the biodiversity net gain de minimis exemption because it does not affect priority habitat and does not reduce the biodiversity value of 25 m^2 or more of onsite habitat or 5 m or more of linear habitat. The appropriate exemption statement should accompany the application.

Surface-water drainage from the small roof area will connect to the existing drainage system using appropriate flow control where required. The development does not introduce a more vulnerable use and does not materially increase flood risk.

6.7 Inclusive access

The existing principal restaurant entrance and ground-floor customer area are retained. The ground floor continues to provide the primary accessible restaurant service, including customer seating and ordering/service functions. The upper-

floor customer area is reached by stair because the narrow historic plot, retained shopfront and existing structural arrangement provide no practicable location for a passenger lift without substantial intervention and loss of functional ground-floor accommodation.

The operator will provide the same menu and standard of service at ground floor. As part of the detailed Building Regulations design, the ground-floor route, entrance thresholds, door widths and WC arrangements will be reviewed against Approved Document M and reasonable adjustments made where physically practicable. Stair geometry, guarding and handrails will be designed to Approved Document K.

Residential access remains separate and secure. The loft conversion, fire doors, escape routes, alarms, compartmentation and structural works will be developed through a coordinated Building Regulations and firesafety submission.

6.8 Safety, security and management

The scheme improves natural surveillance and access control by keeping public and residential routes distinct. Rear gates, bin storage and service doors remain controlled. Lighting will be low-glare and directed within the site. The layout avoids concealed public routes to the residential accommodation and allows staff oversight of the internal restaurant staircase.

7. Heritage assessment

7.1 Heritage asset and significance

The site lies within the Withington Conservation Area, which is centred on the historic linear settlement and commercial high street along Wilmslow Road. Its significance derives from the surviving Victorian and early twentieth-century townscape, fine-grained plots, active commercial frontages, upper-floor architectural rhythm and the continued role of the centre as the focus of community and commercial life.

The 2024 Conservation Area Appraisal identifies poor-quality shopfronts, signage and cumulative incremental change as principal threats to character. The regeneration guidance seeks uncluttered frontages, signage related to the composition of the host building and sensitive contemporary or traditional interventions that better reveal the architecture above.

7.2 Contribution of the application property

Nos. 476-478 contribute to the conservation area through their position in the continuous Wilmslow Road shopping frontage, the commercial use at street level and the scale and rhythm of the upper floors. The current restaurant shopfront and signage are modern. The rear service elevation is of limited architectural distinction and is seen mainly in localised rear-yard views.

7.3 Effect of the proposal

The proposal retains the principal shopfront and makes no change to the established height, width or upper-floor composition of the Wilmslow Road elevation. Individual halo-lit letters are less bulky than an illuminated box sign and are aligned with the existing fascia zone. Their controlled luminance and static operation limit visual prominence.

The rear extension and loft alterations are located away from the principal public frontage and are modest in scale. Matching materials and careful making-good reduce their visual effect. Removal of the rear chimney stack is acknowledged as a permanent alteration; however, the stack is on the service elevation, is not identified as a landmark feature and makes a limited contribution to the appreciation of the historic high street. The public benefits of improved rear servicing and viable reuse of the building weigh in favour of the alteration.

Taken as a whole, the development preserves the character and appearance of the conservation area. It causes no harm to the significance of a designated heritage asset. If the authority identifies any residual less-thansubstantial harm, it would be at the very lowest end of that spectrum and outweighed by the public benefits of investment, active upper-floor use, an improved and less cluttered fascia treatment, and support for the vitality of the district centre.

8. Planning policy framework

8.1 Statutory basis

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 requires regard to the development plan and other material considerations. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.2 Development plan

The statutory development plan relevant to this application comprises Places for Everyone (adopted March 2024), the Manchester Core Strategy 2012-2027, and saved policies of the Manchester Unitary Development Plan. The following policies are of particular relevance:

- Places for Everyone Policy JP-S1 (Sustainable Development) and Policy JP-P1 (Sustainable Places);
- Manchester Core Strategy Policies SP1, C1, C2, C6, C10, T1, T2, EN3 and DM1;
- Saved UDP Policies DC10 (Food and Drink), DC12 (Commercial Uses above Shopping Frontages), DC14 (Shopfronts and Signs), DC15 (Advertisements), DC18 (Conservation Areas) and DC26 (Development and Noise).

8.3 National and supplementary material considerations

- National Planning Policy Framework, December 2024 (as corrected February 2025), particularly paragraphs 7-14, 39-60, 85-95, 109-118, 124-141, 187-201 and 202-221;
- National Planning Practice Guidance;
- Withington Conservation Area Appraisal (2024);
- Withington Conservation Area Regeneration Plan and shopfront enhancement guidance (2024);
- Withington District Centre Action Plan; and
- Draft Manchester Local Plan (September 2025), which is an emerging document and attracts only the weight appropriate to its stage of preparation and any unresolved objections.

The February 2026 consultation draft of a revised NPPF is not adopted national policy and has not been treated as the decision-making framework for this application.

8.4 Policy themes

Read together, the policy framework supports appropriate commercial and leisure investment in designated centres, especially where development adapts existing buildings, reinforces vitality and is accessible by sustainable modes. It also requires a balanced mix of uses, protection of residential amenity, high-quality design, safe and inclusive access, satisfactory refuse and servicing arrangements, and preservation or enhancement of conservation areas.

9. Planning assessment

9.1 Principle of restaurant expansion

The restaurant is an established main town-centre use within Withington District Centre. Core Strategy Policies C1, C2 and C6 direct and support shopping, commercial, leisure and food-and-drink activity in district centres, while Policy C10 supports a well-managed evening economy. Because the proposal is in-centre and modest in scale, no sequential assessment or retail impact assessment is required.

The development intensifies an existing use rather than introducing a new late-night destination into a residential street. It makes efficient use of existing upper floors, provides an integrated internal commercial route and supports employment and investment in the centre. Subject to amenity controls, the principle accords with the centre hierarchy and the NPPF objective of allowing centres to grow, diversify and adapt.

9.2 Loss of Flat 4 and retention of housing

The proposal reduces the number of flats from four to three. This is a material adverse consideration because the development plan seeks to protect good-quality residential accommodation and maintain mixed, sustainable centres. The application does not rely on an assertion that Flat 4 is unfit. Instead, the planning balance should consider the limited scale of the loss and the specific benefits achieved.

Only one dwelling is lost; Flats 2 and 3 are unchanged; and Flat 1 is retained through a purpose-designed loft reconfiguration. The converted space allows the first-floor restaurant to operate as one integrated unit with its own internal stair, avoiding public use of the residential core. The property remains genuinely mixed-use and continues to provide three homes above or alongside active commercial premises.

The limited housing loss is therefore outweighed by the regeneration and operational benefits of a stronger established district-centre business, improved circulation and management, productive reuse of upper-floor space, and the retention and acoustic protection of the remaining flats. The proposal is a proportionate exception in this mixed-use high-street context rather than a precedent for wholesale loss of housing.

9.3 Residential amenity: noise, vibration and activity

The vertical relationship between restaurant floorspace and flats is the most important amenity consideration. Core Strategy Policy DM1 and saved Policies DC10, DC12 and DC26 require noise, vibration, smells, servicing and late activity to be controlled. The scheme responds through physical separation, management and conditions.

The new internal restaurant stair prevents customer circulation through the residential entrance. Highperformance independent acoustic construction is proposed to separating walls and floors, all flanking paths will be sealed, and mechanical equipment will be isolated from the structure. A consultant-designed scheme can be submitted before commencement of the relevant fit-out, with pre-opening verification testing if required by condition.

The application seeks no change to established opening hours. No external customer area or external speakers are proposed. With these safeguards, the additional internal floorspace will not cause unacceptable noise or disturbance to retained flats or neighbouring occupiers.

9.4 Odour, extraction and ventilation

Cooking already occurs within the premises. The rear extension improves the organisation of the preparation area rather than introducing a fundamentally different cooking use. Existing extraction will be retained or upgraded as necessary. Any replacement fan, filtration, attenuator, discharge arrangement or refrigeration plant will be selected to control odour and noise and mounted using anti-vibration supports and flexible connections.

A condition may reasonably require details of any new or materially altered extraction/ventilation system before installation. Regular cleaning and maintenance will be recorded in the restaurant's management procedures. These measures satisfy the objectives of Policies DM1, DC10 and DC26.

9.5 Design, conservation and signage

The existing shopfront is retained and the proposed letters are individually mounted, shallow and limited to the fascia. This directly reflects saved Policy DC14, which favours signage that respects the architecture and, in conservation areas, individually mounted lettering. The maximum luminance of 200 cd/m², static halo effect, black finish and timer-controlled operation protect amenity and road-user safety under Policy DC15 and NPPF paragraph 141.

The rear extension is not visually prominent from Wilmslow Road and follows the established service character. The proposal preserves the conservation area and complies with Core Strategy Policy EN3 and saved Policy DC18. The statutory Section 72 duty is met.

9.6 Transport, access and highway safety

The site occupies a highly accessible district-centre location on a principal public-transport corridor and is readily reached on foot and by cycle from the surrounding neighbourhood. No new vehicular access, crossover or on-site customer parking is proposed. The modest increase in covers is expected to generate a mix of linked and non-car trips typical of a district-centre restaurant.

Servicing remains at the rear and will be managed outside the most sensitive night-time periods. The scheme does not obstruct the footway, reduce visibility or alter the highway. It is consistent with Core Strategy Policies T1 and T2 and the NPPF approach to sustainable transport.

9.7 Waste storage and collection

The drawings estimate approximately 3,750 litres of commercial waste per week from the additional 40-50 covers. Two 1,000-litre commercial Eurobins will be provided and collected twice weekly, giving 4,000 litres of weekly residual-waste capacity. Separate containers will be provided for food waste and recyclable materials. All waste will be stored in the identified rear bin area and collected by a licensed commercial waste contractor from the indicated collection point.

The store is away from the Wilmslow Road frontage, secure from public access and close to the rear servicing route. Collection frequencies will be reviewed by the operator to prevent overfilling, odour or vermin. This accords with Policies DM1, DC10 and DC12.

9.8 Living conditions within retained flats

Flats 2 and 3 are unaffected. Flat 1 remains self-contained, with residential rooms re-provided within the second-floor/loft arrangement shown on A104. The converted roof accommodation will have suitable natural light and ventilation through the proposed openings and will be insulated to current standards. Its access is separate from the restaurant and its enclosing construction will receive the enhanced acoustic and fire treatment described above.

Detailed headroom, guarding, thermal, ventilation, fire and escape compliance will be demonstrated at Building Regulations stage. The planning layout provides a credible and functional one-bedroom home and avoids the complete loss of the residential use at No. 478.

9.9 Biodiversity, climate resilience and energy

The proposal reuses an existing building in a highly accessible centre and limits new construction to a small rear extension. This is an efficient use of land and embodied carbon. The extension and loft conversion will be insulated to current standards; LED lighting and efficient controls will reduce operational energy use; and replacement plant will be selected for energy efficiency as well as noise performance.

Because the works affect hardstanding and no habitat of biodiversity value is lost or degraded, the de minimis BNG exemption is considered applicable. No trees or ecological features are affected. The small new roof area will be positively drained and the proposal does not materially alter flood risk.

9.10 Fire safety and Building Regulations

Planning permission does not remove the need to comply with Building Regulations, licensing, food-safety and fire-safety legislation. Before construction or occupation of the altered floors, the applicant will coordinate a fire strategy addressing compartmentation between uses, protected escape routes, travel distances, fire doors, alarms, emergency lighting, fire-stopping, structural fire resistance, occupancy and management. The commercial and residential escape strategies will remain clearly separated.

10. Planning balance and conclusion

The application presents a balanced and site-specific proposal for an established mixed-use high-street building. It supports the vitality and viability of Withington District Centre, enables continued investment in an existing restaurant, improves internal circulation, makes efficient use of upper floors and provides a modest rear preparation extension without increasing the scale of the principal frontage.

The development has three main potential impacts: the loss of one two-bedroom flat, increased restaurant activity below/alongside retained homes, and physical/signage change within a conservation area. Those impacts have been addressed through retention of three flats, re-provision of Flat 1 within the loft, dedicated commercial access, comprehensive acoustic and vibration control, no extension to established hours, controlled extraction and waste arrangements, retention of the shopfront, restrained individual halo-lit lettering and limited rear works.

The proposal accords with Places for Everyone Policies JP-S1 and JP-P1; Manchester Core Strategy Policies SP1, C1, C2, C6, C10, T1, T2, EN3 and DM1; and the relevant saved UDP development-control policies. It also accords with the NPPF's objectives for sustainable development, town-centre vitality, efficient use of land, good design, sustainable transport and conservation of the historic environment.

Conclusion

Planning permission, subject to proportionate conditions securing approved plans and materials, acoustic separation, any altered extraction or plant, waste arrangements and the existing lawful hours of operation.

Appendix A. Policy compliance schedule

Policy / guidance	Key requirement	Application response
NPPF paras 7-14	Achieve economic, social and environmental sustainability.	Supports an existing business, retains three homes, reuses a central building and mitigates amenity and heritage effects.
NPPF paras 39-60	Positive, proportionate decisionmaking based on necessary information.	A proportionate package is provided; specialist acoustic, extraction and fire details can be secured by condition.
NPPF paras 85-95	Support economic growth and the vitality of town centres.	In-centre expansion of an established restaurant diversifies and strengthens Withington's offer.
NPPF paras 109-118	Prioritise sustainable transport and safe access.	Highly accessible centre; no new vehicular access; separate commercial/residential routes.
NPPF paras 124-130	Make effective use of land and buildings.	Reuses upper floors and confines new build to a modest rear extension.
NPPF paras 131-141	Create high-quality places; advertisements controlled for amenity and safety.	Retains shopfront, uses restrained individual halo letters and controls luminance and hours.
NPPF paras 187-201	Prevent unacceptable noise, pollution and environmental effects.	Consultant-led acoustic separation, isolated plant, extraction controls and managed waste.
NPPF paras 202-221	Conserve heritage assets in a manner proportionate to significance.	Preserves principal frontage and limits alterations to subordinate rear areas.
PfE JP-S1	Maximise sustainable-development benefits and minimise adverse effects.	Existing-building reuse, centre location, mitigation and efficient construction.
PfE JP-P1	Create distinctive, well-designed places and conserve the historic environment.	Context-led design, retained shopfront and controlled signage/rear works.
Core Strategy SP1	Apply spatial principles supporting sustainable, high-quality development.	Investment is focused in a designated accessible centre.
Core Strategy C1	Prioritise town-centre uses within the centre hierarchy.	Restaurant expansion is located within Withington District Centre.
Core Strategy C2	Support thriving district centres and a range of services and activities.	Strengthens an established foodand-drink use while retaining a mixed-use building.

Core Strategy C6	Support moderate-scale retail/service diversification in South Manchester district centres.	Scale is modest and appropriate to Withington's local role.

Policy / guidance	Key requirement	Application response
Core Strategy C10	Manage leisure/evening-economy uses to protect balance and amenity.	No extended hours; acoustic, access, plant and waste controls proposed.
Core Strategy T1/T2	Promote walking, cycling, public transport and accessible development.	Central high-street location; no extra parking/access works; ground-floor service retained.
Core Strategy EN3	Preserve and enhance the historic environment.	Conservation-area significance is preserved; front elevation/shopfront retained.
Core Strategy DM1	Secure good design, amenity, accessibility, safety, servicing and heritage outcomes.	Comprehensive design, acoustic, waste, access, heritage and management response.
UDP DC10	Food/drink uses acceptable in centres where amenity, access, servicing and refuse are satisfactory.	Established centre use with controlled hours, acoustic treatment, rear servicing and waste plan.
UDP DC12	Commercial uses above shops subject to amenity, access, servicing and avoiding unjustified loss of good housing.	One-unit loss acknowledged and outweighed by operational/regeneration benefits; three units retained.
UDP DC14	Shopfronts/signs should respect building and area; individual lettering favoured in conservation areas.	Shopfront retained; individual stand-off letters on fascia.
UDP DC15	Advertisements assessed for amenity and public safety, including cumulative effects.	Static, non-flashing, maximum 200 cd/m², limited projection and timer control.
UDP DC18	Development should preserve or enhance conservation-area character.	No change to principal massing; rear works subordinate; restrained fascia intervention.
UDP DC26	Noise-sensitive and noisegenerating uses require assessment and mitigation.	Independent linings/ceilings, resilient layers, sealed penetrations and isolated plant.

Appendix B. Applicant commitments and suggested conditions

The following controls are offered to provide certainty and may be imposed as proportionate planning conditions where they satisfy the statutory tests:

1. **Approved plans:** Development to be carried out in accordance with drawings A100-A107, Revision P1, subject to any approved amendments.
2. **External materials:** Rear extension walling, roofing, windows and making-good to match or closely complement the existing rear elevation; details/samples submitted if requested before installation.

3. **Acoustic scheme:** Before first use of the new upper-floor restaurant area, submit and implement a consultant-designed acoustic separation and plant-isolation scheme, including flanking details and verification testing where required.
4. **Mechanical plant/extraction:** Details of any new or materially altered extract, refrigeration, ventilation or plant equipment to be approved before installation, including noise, vibration, odour-control, discharge and maintenance information.
5. **Opening hours:** No extension beyond the restaurant's established lawful opening hours unless separately approved.
6. **External activity:** No external loudspeakers, amplified music or external customer seating associated with the approved development.
7. **Waste:** Provide and retain the rear waste store, two 1,000-litre Eurobins with twice-weekly collection capacity, and separate food/recycling containers before first use of the expanded area.
8. **Servicing:** Deliveries and waste collections managed through the rear service route and outside sensitive night-time periods.
9. **Construction management:** Reasonable daytime construction hours, dust/noise control, safe material storage and unobstructed pedestrian access.

B.1 Matters to accompany or follow the application

- completed planning and advertisement application forms using the corrected site address and postcode;
- a biodiversity net gain de minimis exemption statement confirming the rear extension affects hardstanding and no priority habitat;
- confirmation of existing lawful restaurant opening hours;
- details or photographs of the existing/revised extraction outlet and any external plant;
- an acoustic consultant's outline specification or a condition accepting full details before fit-out;
- clear photographs of the principal façade, rear chimney and rear yard to assist the conservation-area assessment; and
- confirmation at technical-design stage that the ground-floor WC and entrance route achieve the best practicable inclusive-access standard.

Appendix C. Official policy and guidance links

- National Planning Policy Framework (December 2024, corrected February 2025)
- National Planning Practice Guidance
- Places for Everyone Joint Development Plan
- Manchester Core Strategy 2012-2027
- Manchester Core Strategy webpage and updates
- Saved Manchester UDP Citywide Development Control Policies
- Manchester interactive proposals map
- Withington Conservation Area webpage
- Withington Conservation Area Appraisal (2024)
- Withington Conservation Area Regeneration Plan (2024)
- Withington District Centre Action Plan
- Draft Manchester Local Plan (September 2025 - emerging)
- Government guidance: biodiversity net gain exempt development

Document end

Prepared by Architek UK for Biskits Diner Ltd. This statement is planning evidence and does not replace detailed structural, acoustic, fire, access, licensing, food-safety or Building Regulations design.