PLANNING STATEMENT

84 Old Church Street, Newton Heath, Manchester M40 2JF

Proposal	Change of use of existing hot food takeaway (sui generis) to a restaurant and bar with ancillary hot food takeaway (sui generis).
Council advice pre-application	Manchester City Council reference PR202607-1776522.

1. Site and Planning Background

The application relates to an existing commercial premises of approximately 111 m^2 GIA on Old Church Street within Newton Heath District Centre. Manchester City Council's pre-application advice records the last use as a hot food takeaway (sui generis), historically established and continuously undertaken since at least 2009. The premises are currently vacant. The proposal is for a restaurant and bar with ancillary hot food takeaway. There is no increase in floorspace and no external building alterations are proposed. Any replacement fascia signage will be subject to separate advertisement consent where required. Existing ventilation and extraction arrangements will be retained, with no new external plant proposed.

2. Planning Policy and Principle

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan includes the Manchester Core Strategy 2012, as amended by the 2024 Addendum, and the adopted Places for Everyone Joint Development Plan 2024. Of particular relevance are Core Strategy Policies C2, C4, C10 and DM1. The National Planning Policy Framework (August 2026), including Policy TC2 relating to development in town centres, is also a material consideration.

Policies C2 and C4 support the vitality of District Centres and identify Newton Heath as a location for investment and an improved range of uses. The established premises already has a sui generis hot food takeaway use. The proposal would bring a vacant commercial unit back into active use while retaining a food-led commercial function within the centre, consistent with the town-centre approach of NPPF Policy TC2.

3. Amenity and Servicing

Policies C10 and DM1 require regard to residential amenity, noise, disturbance, odour, litter, servicing and refuse arrangements. The proposal is modest in scale, creates no additional floorspace and involves no new external plant. Existing extraction will be retained and no external customer seating is proposed. Commercial refuse, dry recycling and food waste will be managed in accordance with the accompanying Waste Management Strategy and Waste Management Plan, with collection via the existing rear access.

4. Pre-application Advice and Conclusion

Manchester City Council confirmed under reference PR202607-1776522 that the proposed restaurant and bar with ancillary hot food takeaway constitutes a different sui generis use requiring planning permission and recommended that the application be described accordingly. The proposal follows that advice, reuses a vacant commercial premises within Newton Heath District Centre and retains the existing building and established food-led use. Subject to the operational details set out in the application, the proposal accords with the relevant development plan objectives and national policy, and planning permission is respectfully sought.