Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

MANCHESTER CITY COUNCIL

Manchester

Publication of applications on planning authority website

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions. If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Address Line 1

119 Withington Road

Address Line 2

-

Address Line 3

-

Town/City

Manchester

County

Manchester

Postcode

M16 8EB

Description of site location must be completed if postcode is not known:

Easting (x)

383024

Northing (y)

395194

Description of site location

-

Applicant Details

Name/Company

Title

-

First Name

-

Surname

-

Company Name

Range Pharmacy Ltd

Address

Address Line 1

119 Withington Road

Address Line 2

-

Address Line 3

-

Town/City

Manchester

County

Manchester

Country

-

Postcode

M16 8EB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

-

Secondary number

-

Fax Number

-

Email address

[redacted]

Agent Details

Name/Company

Title

Mr

First Name

Saghir

Surname

Hussain

Company Name

Create It Studio Architects

Address

Address Line 1

3 Stevenson Square

Address Line 2

-

Address Line 3

-

Town/City

Manchester

County

-

Country

United Kingdom

Postcode

M1 1DN

Contact Details

Primary number

[redacted]

Secondary number

[redacted]

Fax number

-

Email Address

[redacted]

Description of Proposed Works

Please describe the proposed works

The proposal includes a part-single and part-double storey rear extension to the existing building to provide additional space for the ground-floor pharmacy and sufficient space on the first floor for two 2-bed apartments. The basement will be utilized by the pharmacy for storage and will be subdivided with the addition of a new lightwell, which will also accommodate staff cycle storage. A new shopfront design with signage is proposed. External works will involve using the rear yard to create three parking bays while retaining bins and bike storage for residents. A new metal sliding vehicle gate is proposed along Yarburgh Street. Additionally, two new wall-mounted air conditioning units will be installed on the rear boundary wall, concealed behind the bin store. The front forecourt will be restored, with the existing stone cleaned and retained. New low planting and metal railings are proposed at the corner of Withington Road to match the adjacent railing.

Has the work already been started without consent?

◯ Yes

⊘ No

Site Information

Site Area

354.99 sq. metres

Existing Use

Current Use of Site

Pharmacy on ground floor and residential on the upper floor

Is the Site Currently Vacant?

- [x] Yes
- [ ] No

Last Use Description

Pharmacy on ground floor and residential on the upper floor

Last Use End Date

01/01/2005

Is the Land Known to Be Contaminated?

- [ ] Yes
- [x] No

Is the Land Suspected to Be Contaminated?

- [ ] Yes
- [x] No

Is the Proposed Use Vulnerable to Contamination?

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used externally?

- [x] Yes
- [ ] No

Type

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type	Walls
Existing materials and finishes	Red facing brickwork
Proposed materials and finishes	to match existing

Type	Roof
Existing materials and finishes	Grey roof tiles
Proposed materials and finishes	to match existing

Type	Windows
Existing materials and finishes	White uPVC
Proposed materials and finishes	Timber sash

Type	Doors
Existing materials and finishes	White uPVC
Proposed materials and finishes	Timber

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Architects Proposal,
Planning Statement,
Heritage Statement,
Bat Survey,
Flood Risk Assessment,
Phase 1 SI Report,
Noise Risk Assessment,
Transport Assessment,
Arboricultural Survey,

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ◯ Yes
- ⊘ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ◯ Yes
- ⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ◯ Yes
- ⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ◯ Yes
- ⊘ No

Are there any new public roads to be provided within the site?

- ◯ Yes
- ⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ◯ Yes
- ⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ◯ Yes
- ⊘ No

Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Vehicle Type	Existing Spaces	Proposed Spaces	Difference
Cars	0	3	3
Cycle spaces	0	2	2

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- [x] Yes
- [ ] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [x] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

◯ Yes

⊘ No

Reason 1	Development site area of 0.2 hectares or below
Priority habitats on or within 500m of the site	No
Can evidence the site assessment if the presence of priority habitats is disputed	No
Justification	Site is less than 0.2 hectares

Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

Unknown

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

◯ Yes

⊘ No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- [x] Yes
- [ ] No

Details

Total Domestic Waste Volume:
No.2 General Refuse
No.2 Purple Recycling
No.2 Mixed Recycling
No.2 Food Waste

Total Retail Waste:
1x 660L - General Waste
1x 660L - Recycling Waste

Have arrangements been made for the separate storage and collection of recyclable waste?

- [x] Yes
- [ ] No

Details

Total Domestic Waste Volume:
No.2 General Refuse
No.2 Purple Recycling
No.2 Mixed Recycling
No.2 Food Waste

Total Retail Waste:
1x 660L - General Waste
1x 660L - Recycling Waste

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- [x] Yes
- [ ] No

Section A – Proposed

Housing Categories

Market Housing

Market Housing

Flats / Maisonettes

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	2	0	0	0	2

Market Housing Totals

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	2	0	0	0	2

Section B – Existing

Housing Categories

Market Housing

Market Housing

Flats / Maisonettes

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	0	0	0	0

Market Housing Totals

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	0	0	0	0

Section C – Overall Totals

	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
Proposed	0	2	0	0	0	2
Existing	0	0	0	0	0	0
Net Gain/Loss	0	2	0	0	0	+2

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- [x] Yes
- [ ] No

Use Class	Existing GIA (m²)	GIA Lost (m²)	Total New GIA (m²)	Net Additional GIA (m²)
E(a) - Display/Sale of goods other than hot food	209	0	265	56
Totals	**209**	**0**	**265**	**56**

Does the proposal include use as a shop (e.g. for the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)?

- [x] Yes
- [ ] No

If yes, please provide details of the tradable floor area

Tradable floor area	1
Use Class	E(a) - Display/Sale of goods other than hot food
Existing tradable floor area	56
Tradable floor area to be lost by change of use or demolition	0
Total tradable floor area proposed (including change of use)	60
Net additional tradable floor area following development	4

Employment

Will There Be Existing or Proposed Employees?

- [x] Yes
- [ ] No

Existing Employees

Full-time: 0, Part-time: 0, Total FTE: 0

Proposed Employees

Full-time: 8, Part-time: 3, Total FTE: 0

Hours of Opening

Are Hours of Opening Relevant?

- [x] Yes
- [ ] No

Use Class	Mon-Fri	Saturday	Sun/Bank Holiday
E(a)	08:00-19:00	09:00-18:00	Closed

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

- [ ] Yes
- [x] No

Waste Management

Is This a Waste Management Development?

- [ ] Yes
- [x] No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Agent

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):
Officer Name
Title

Ms

First name

Holly

Last name

Wright

Reference

-

Date (must be pre-application submission)

07/04/2026

Details of the pre-application advice received

Design reviewed against comments from planning and conservation team.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.
For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)
Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding***

**"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*

*** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.*

***NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.*

Person Role

The Agent

Title

Mr

First Name

Saghir

Surname

Hussain

Declaration Date

28/09/2026

Declaration Made

- [x] Yes
- [ ] No

Declaration

I/We hereby submit this Application for Planning Permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

- [x] I / We agree to the outlined declaration

Signed

Saghir Hussain

Date

19/10/2026