MANCHESTER CITY COUNCIL

Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Refusal of Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

Part 1 – Particulars of the application

Proposal:

Prior approval for change of use of Class E property to 6 Class C3 residential units.

Location:

Gorebrook Works Pink Bank Lane Manchester M12 5RH

Application reference:

NOT-2026-001640

Applicant:

Mr Obyda Gawad

Date of application:

28 August 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that prior approval is required and has been **refused** for the details of the application referred to in Part 1 for the following reason(s):

1) The submitted application seeks prior approval for a change of use that is not permitted under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA as the development would not involve a change of use from commercial, business and service uses (Use Class E), to 6 duplex apartments (Use Class C3). Prior approval is therefore refused as the proposed change of use has not been related to the appropriate assessment criteria as set out in The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2, Class MA - commercial, business and service uses to dwellinghouses and Procedure for application for prior approval under prior approval under Part 3, Paragraph W (9).

2) The prior approval application fails to accord with the assessment criteria that seeks to safeguard residential amenity as specified within The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2, Class MA - commercial, business and service uses to 6 duplex apartments (Class C3) and Procedure for applications for prior approval under Part 3, Paragraph W (9), particularly with regard to: arrangements for waste and recycling storage, attenuation of noise impacts from adjacent industrial uses, and flood risk issues arising from the location of the property in Flood zone 2 . The proposed residential change of use would thereby be harmful to the amenity of future resident's contrary to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

Date: 22 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
    - 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
    - 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

    The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively, if you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

    The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.
3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.