

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128475/FO/2020

Date registered valid: 18 October 2021

Proposal: Change of use of existing building, together with the erection of 4 storey extension, installation of roof dormer to the existing building and demolition of southern annex to create 25 residential apartments (Class C3) with associated car parking, cycle storage and bin store.

Address: Westwood Nursing Home , 8 Polygon Road, Manchester, M8 5DD

Ward(s): Crumpsall Ward

Applicant: Mr. Adnan Muhammad Aslam 8 Polygon Road, Manchester, M8 5DD

Agent (if any): Mr Muthahar Khan Studio Tashkeel Architecture 89 Princess Street, Manchester, M1 4HT

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 20 December 2021

Application details

Type of application: Full Application Consent

Development type: Smallscale Major Other

Date of site visit: 18 November 2021

Standard consultations:

Printed: 3 November 2021 Expired: 24 November 2021

Neighbour notifications

Printed: 3 November 2021 Expired: 24 November 2021

Site notice

Posted: 18 November 2021 Expired: 9 December 2021

Press advert

Published: 9 November 2021 Expired: 30 November 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

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 policies 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: Withdrawn

By email dated 20 December 2021.

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

Room 23, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 19, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 17, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 16, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 24, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 26, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 18, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Flat 6, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 12, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 1, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 4, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
35 Polygon Road, Manchester, M8 5DE
31 Polygon Road, Manchester, M8 5DE
Flat 1, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 2, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 7, 16 Crumpsall Lane, Manchester, M8 5FB
12 Crumpsall Lane, Manchester, M8 5FB
12A Crumpsall Lane, Manchester, M8 5FB
2 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
4 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
11 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
7 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
5 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
3 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
1 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
Flat 3, N F C House, 6 Polygon Road, Manchester, M8 5DE
Room 15, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 14, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 12, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Flat 2, N F C House, 6 Polygon Road, Manchester, M8 5DE
26 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
16 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
15 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
14 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
10 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
Flat 5, Thompson House, 6A Polygon Road, Manchester, M8 5DE
Flat 1, N F C House, 6 Polygon Road, Manchester, M8 5DE
Room 8, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
21 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
19 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
12 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
11 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
Room 10, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 7, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Flat 12, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB

Flat 5, 27 Polygon Road, Manchester, M8 5DD
28 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
Flat 3, Thompson House, 6A Polygon Road, Manchester, M8 5DE
Flat 2, Thompson House, 6A Polygon Road, Manchester, M8 5DE
Room 6, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 2, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 4, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Flat 5, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 2, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 10, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 7, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 6, Thompson House, 6A Polygon Road, Manchester, M8 5DE
Flat 4, N F C House, 6 Polygon Road, Manchester, M8 5DE
Flat 3, 27 Polygon Road, Manchester, M8 5DD
Flat 1, 29 Polygon Road, Manchester, M8 5DD
Flat 7, 29 Polygon Road, Manchester, M8 5DD
Room 3, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Flat 4, Thompson House, 6A Polygon Road, Manchester, M8 5DE
29 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
24 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
17 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
20 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
17 Crumpsall Lane, Manchester, M8 4ED
Flat 5, N F C House, 6 Polygon Road, Manchester, M8 5DE
8 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
Flat 6, N F C House, 6 Polygon Road, Manchester, M8 5DE
15 Crumpsall Lane, Manchester, M8 4ED
29 Polygon Road, Manchester, M8 5DD
Flat 2, 23 - 25 Polygon Road, Manchester, M8 5DD
37 Polygon Road, Manchester, M8 5DE
Flat 5, 23 - 25 Polygon Road, Manchester, M8 5DD
11 Bennett Road, Manchester, M8 5DU
Flat 2, 27 Polygon Road, Manchester, M8 5DD
Flat 6, 29 Polygon Road, Manchester, M8 5DD
Flat 10, 29 Polygon Road, Manchester, M8 5DD
Flat 4, 27 Polygon Road, Manchester, M8 5DD
16A Crumpsall Lane, Manchester, M8 5FB
27 Polygon Road, Manchester, M8 5DD
23 - 25 Polygon Road, Manchester, M8 5DD
St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
Flat 11, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 9, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 8, 23 - 25 Polygon Road, Manchester, M8 5DD
Room 25, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 21, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 20, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 11, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 9, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Flat 5, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 2, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 3, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 4, 16 Crumpsall Lane, Manchester, M8 5FB
25 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
2 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB

Flat 1, Thompson House, 6A Polygon Road, Manchester, M8 5DE
Flat 9, 29 Polygon Road, Manchester, M8 5DD
Flat 8, 29 Polygon Road, Manchester, M8 5DD
Flat 6, 23 - 25 Polygon Road, Manchester, M8 5DD
23 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
18 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
9 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
6 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
12 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
3 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
Room 28, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Flat 6, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 3, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Room 34, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 4A, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 5, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Flat 10, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 11, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 9, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 8, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
33 Polygon Road, Manchester, M8 5DE
Flat 5, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 6, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 12, 23 - 25 Polygon Road, Manchester, M8 5DD
9 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
Thompson House, 6A Polygon Road, Manchester, M8 5DE
Flat 3, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 7, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 10, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 7, 23 - 25 Polygon Road, Manchester, M8 5DD
Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Flat 1, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 4, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 3, 23 - 25 Polygon Road, Manchester, M8 5DD
N F C House, 6 Polygon Road, Manchester, M8 5DE
14 Crumpsall Lane, Manchester, M8 5FB
9 Crumpsall Lane, Manchester, M8 4ED
7 Crumpsall Lane, Manchester, M8 4ED
15 Bennett Road, Manchester, M8 5FA
22 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
7 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
4 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
27 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
5 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
8 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
1 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
10 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
6 St Marys Court, 51 St Mary's Hall Road, Manchester, M8 4NN
Flat 11, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 9, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 4, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 1, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
Flat 8, Beech Court, 18 Crumpsall Lane, Manchester, M8 5FB
25 St Mary's Hall Road, Manchester, M8 5DZ

Room 1, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 33, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 32, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 31, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 30, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 27, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 29, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU
Room 22, Israel Sieff Court, 7A Bennett Road, Manchester, M8 5DU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Crumpsall Lane Conservation Area 2004
Area Team Boundary - Name: NORTH1