

PLANNING STATEMENT

**7 MOOR END, NORTHENDEN, MANCHESTER, M22
4JQ**

ON BEHALF OF HARKALM INVESTMENTS LTD

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**



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1.0 Introduction

1.1 This Planning Statement has been prepared on behalf of Harkalm Investments Ltd ("the applicant") in support of an application made to Manchester City Council ("the Council") for full planning permission at 7 Moor End, Northenden, Manchester, M22 4JQ ("the application site"). The application seeks the following "proposed development":

"Change of use from place of worship (Use Class F1(f)) to day nursery (Use Class E(f)), with associated provision of cycle and scooter stands and erection of acoustic fence."

1.2 The purpose of this Planning Statement is to set out why planning permission should be granted for the proposed development. The introduction of a children's day nursery would bring benefits to the local community and the proposed development would otherwise comply with the development plan.

1.3 The Planning Statement is structured as follows:

- Application Site and its Surroundings
- Proposed Development
- Decision-making Context
- Planning Assessment
- Conclusion

2.0 Application Site and its Surroundings

- 2.1 The application site is a two-storey building that was previously in use as Kingdom Hall of Jehovah's Witnesses (a place of worship), until its closure in June 2020. To the front of the building is a large area of hardstanding, used for car parking.



- 2.2 The only planning history for the application site is a permission for a side extension, granted in 2014 (ref. 105326/FO/2014/S2). It is not considered to be relevant to the proposed development.
- 2.3 The building at the application site is not statutorily listed. The Assembly Hall of Jehovah's Witnesses, which is 100m to the north-west of the application site, is Grade II listed. The Northenden War Memorial, which is 150m to the north-east of the application site, is Grade II listed. Neither of these would be affected by the proposed development in heritage terms (since it concerns only a change of use and minor associated works).
- 2.4 The application site is within Flood Zone 1 (which has the lowest risk of flooding).

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- 2.5 Moor End runs north to south and is characterised by two-storey homes and a large three-storey commercial building and its car park. Palatine Road runs perpendicular to Moor End and towards its east it acts as the retail and commercial high street for Northenden. The rest of the surrounding area is characterised generally by two-storey homes.

3.0 Proposed Development

3.1 The description of development for the proposed development is the following:

"Change of use from place of worship (Use Class F1(f)) to day nursery (Use Class E(f)), with associated provision of cycle and scooter stands and erection of acoustic fence."

3.2 The proposed day nursery would be operated by Monkey Puzzle, who is an experienced business, operating around 60 children's day nurseries nationwide. The proposed development is expected to cater for 60 children and would employ around 20 members of staff. The facility would operate from 07:30 to 18:30 Monday-Friday through 51 weeks of the calendar year.

3.3 To the rear of the building, the garden would be used as a play area during certain hours of the day. The number of children using the garden at any one time would not exceed 22 and the use of the play area by the different age groups will be planned – as set out in the submitted Operational Management Plan.

3.4 No external alterations are proposed to the building at the application site. The only "building works" proposed are the provision of the cycle and scooter racks and the erection of the acoustic fence at the northern boundary of the application site. Details of these have been indicated on the submitted drawings, with further details to be secured by way of planning condition if considered necessary.

3.5 Advertisements will be sought by separate applications made under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4.0 Decision-making Context

- 4.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications for development to be made in accordance with the Development Plan unless *material considerations* indicate otherwise.
- 4.2 The Council's Development Plan is made up of its Core Strategy (2012) and its saved Unitary Development Plan (UDP) (2005) policies (there is no Neighbourhood Plan for the application site). The associated Proposals Map shows the application site to lie within the Wythenshawe Regeneration Area part of Manchester. The nearest other designation is Northenden District Centre, located approximately 100m to the north-east, along Palatine Road.
- 4.3 The Greater Manchester Combined Authorities consulted upon a draft Greater Manchester Spatial Framework Publication Plan in October 2020. However, Stockport Council withdrew support in December 2020 and the remaining authorities are in the process of considering how to proceed. This plan is therefore not considered to be relevant to the proposed development.
- 4.4 Policies from the adopted development plan, that are relevant to the proposed development, are assessed in the next chapter.
- 4.5 The government's National Planning Policy Framework (NPPF) (2021) is a material consideration of significant weight and its policies, which are relevant to the proposed development, are assessed in the next chapter.

5.0 Planning Assessment

- 5.1 The following matters are considered relevant to the proposed development and are assessed: (1) principle of change of use, (2) transport, and (3) neighbouring amenity. Design is not considered – as explained previously there are no external works proposed the building. The provision of the scooter and cycle stands, and the erection of the acoustic fence are considered to be negligible in design terms.

Principle of Change of Use

Community Uses

- 5.2 The principle of the change of use is considered to be acceptable and in accordance with NPPF paragraph 92, which requires decisions to plan positively for community facilities to enhance the sustainability of communities and residential environments. Both places of worship and day nurseries are regarded as “community uses” by the Core Strategy (its Glossary at part 17), and consequently a change in use from one to the other would retain a community use at the application. Notwithstanding, there are no development plan policies that seek to control community uses at the application site.
- 5.3 In fact, prior to the changes to the Use Class Order in 2020, planning permission would not have been needed for this change of use – both uses fell within Use Class D1.
- 5.4 Kingdom Hall of Jehovah's Witnesses vacated the application site in June 2020 and since that time the premises has been marketed for alternative use. The submitted letter from marketing agents Thomas Willmax (dated 5 July 2021) demonstrates that no other places of worship expressed any interest in using the application site; and that the proposed nursery use was the strongest interest received. The replacement nursery use would fulfil a community need by providing day-care for approximately 60 children in the local area.

- 5.5 Furthermore, provision of another place of worship, (The Assembly Hall of Jehovah's Witnesses), is 100m to the north-west of the application site.

Wythenshawe Regeneration Area Designation

- 5.6 Two policies relate to the application site's Wythenshawe Regeneration Area designation; and neither are considered to be relevant to the proposed development. Core Strategy Policy EC10 relates generally to the location of economic development and infrastructure; and Core Strategy Policy H7 relates to the support for small / infill residential development.

Transport

Traffic and Highway Safety

- 5.7 The proposed development would be acceptable in terms of traffic and highway safety and would comply with Core Strategy Policy T1 requires there to be no negative impacts to the highway network, including from traffic, and Core Strategy Policy T2, which seeks a community centre to be easily accessible to residents by walking, cycling and public transport.
- 5.8 The submitted Transport Statement explains how there would be in the order of 15–16 vehicle movements to and from the day nursery during peak periods, which would largely be associated with children being dropped off and collected at the start and end of the day. Parking on site will be allocated to staff and double yellow lines on either side of Moor End prohibit parking at any time. Parents dropping off and collecting by car will therefore need to stop on street locally where restrictions allow. Nurseries do not have a set time that children should be dropped off or collected and this activity therefore takes place over an extended period. As such, whilst it is estimated that there will be nine cars arriving to drop off children between 8am and 9am, the number of cars parked near the application site at any one time would be much lower than this.
- 5.9 Deliveries and servicing would typically be for food and cleaning supplies which

would be undertaken using cars or vans. It is envisaged that the day nursery could generate around two or three deliveries per day. There are no loading restrictions on Moor End and these vehicles would therefore briefly stop on street close to the site in the same way as deliveries to other properties on the street.

- 5.10 A Travel Plan is also submitted and would be adhered to (a planning condition can secure this). This sets out a long-term strategy to facilitate and encourage sustainable modes of travel to the application site. It will also seek to promote a shift from travel by public transport to active modes such as walking and cycling.

Parking

- 5.11 Cycle and car parking provision would be appropriate, in accordance with Core Strategy Policy T2, which requires appropriate levels of provision. Appendix B (which contains parking standards to supplement Policy T2) does not cover a day nursery, therefore parking standards for "higher and further education" have been used.
- 5.12 The four cycle spaces provided for staff meets the Appendix B requirements for one space to be provided per five staff members, given there would be 20 members of staff. Children of nursery age do not typically cycle and therefore scooter parking will be provided in the covered cycle storage area. Parking for 20 scooters will be provided; i.e. one space per three children.
- 5.13 Five car parking spaces are proposed for members of staff (including one space for Blue Badge holders). This equates to one space per four members of staff. The catchment area of nurseries is usually relatively small as parents and carers generally look for childcare close to where they live for convenience. As such, the proportion of people able to travel on foot, by cycle or by public transport is usually high. So as to encourage parents to travel by sustainable modes of transport it is proposed that no on-site parking will be available for pick up and drop off use.

Neighbouring Amenity

- 5.14 The proposed development would comply with UDP Policy DC26.1, which states that it will use the development control process to reduce the impact of noise on people living in the area.
- 5.15 A Noise Impact Assessment is submitted with the application and it sets out how the proposed development would achieve the relevant noise standards and would not adversely affect the amenity of the neighbouring properties.
- 5.16 As part of the noise mitigation for the use of the outdoor space, it is proposed to install a 2.3 m acoustic fence along the northern boundary of the application site as shown on the accompanying Site Plan. The existing fences on the other boundaries provide sufficient acoustic mitigation and will be retained.
- 5.17 The application is also supported by a Operational Management Plan, which manages the use of the garden and limits the number of children using it any one time to 22. Compliance with the Operational Management Plan can be secured by an appropriately worded planning condition. With use of measures outlined above, it is concluded within noise assessment, the use of site as a children's nursery will not cause adverse harm on surrounding residential amenity.

6.0 Conclusion

- 6.1 This application seeks planning permission for the change of use of 7 Moor End, Northenden from a former place of worship (Use Class F1(f)) to day nursery (Use Class E(f)) with associated provision of cycle and scooter stands and erection of acoustic fence.
- 6.2 As demonstrated herein, planning permission ought to be granted for the proposed development because it complies with the NPPF and adopted Development Plan.
- 6.3 The principle of development would be acceptable. The changing of the application site's use from a place of worship to a children's nursery would not conflict with policy and would retain the application site in a community use. The proposed children's day nursery would provide a community benefit and meet a need for families in the local area. In any event, the application site has been marketed since June 2020 and no other place of worship has expressed interest. There would also be no adverse impacts in terms of transport or neighbouring amenity.