MANCHESTER CITY COUNCIL

Planning

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Stephen Lamb
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Date: 13 August 2025

Dear Sir or Madam,

Class MA, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Application No.: 143299/P3MAP/2025
Description: Prior Approval for conversion of existing medical centre in to a 6 bedroom dwellinghouse.
Location: 645 Wilmslow Road, Manchester, M20 6BA

The City Council is satisfied that this development has minimal transport impacts, that there are no known contamination or flood risks at the site, that the proposal would provide adequate natural light to habitable rooms of the dwellinghouse, and that the relocation of the medical practice would mitigate harmful impacts associated with the loss of services of this type upon the local provision.

The proposal therefore complies with the requirements of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Approval is hereby granted in accordance with the following documents:

'Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)', numbered 'PP-14123835', stamped as received by the City Council as Local Planning Authority on the 26th June 2025.
'Proposed Plans and Elevations', numbered '25 488 PL100', stamped as received by the City Council as Local Planning Authority on the 26th June 2025.
'Proposed Site Plan', numbered '25 488 PL101', stamped as received by the City Council as Local Planning Authority on the 26th June 2025.
Letter from GP Partner, stamped as received by the City Council as Local Planning Authority on the 26th June 2025.
Medical practice relocation details provided in agent email correspondence dated to the 10th July 2025.

Informatives

Building Regulations 2010
Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing