

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143386/FO/2025
Date registered valid: 1 September 2025
Proposal: Change of use to from HMO (Class C4) to Care Home (Use Class C2)
Address: 34 Daisy Bank Road, Manchester, M14 5QP
Ward(s): Ardwick Ward

Applicant: Mr Azeem Ali, Cheshire Homes Group
Agent (if any): Mr James M 4D Planning
Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Standard consultations:

Printed: 8 September 2025

Expired: 29 September 2025

Neighbour notifications

Printed: 8 September 2025

Expired: 29 September 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

This application relates to a mid-terraced two-storey property in a mostly residential area. The applicant indicates that the property is currently in use as a Class C4 small scale HMO. Council records indicate that the property was granted an HMO license in March 2024, for 5 people, but there is no record of planning permission ever being granted for a change of use of the property to an HMO. The applicant, however, states that the premises have been in operation, as an HMO, for at least 20 years.

It is proposed to change the use of the property into a Class C2 care home for children, with emotional and behavioural difficulties, between the ages of 11 and 17 and the submitted plans indicate three bedrooms for the children and one staff bedroom. It is indicated that the premises would be staffed 24/7, with at least one member of staff on the premises, at any time, and daytime staffing ratios expected to be 1:1.

The Use Class C2 covers properties in use as residential institutions where care and accommodation is provided. These include care homes, hospitals, nursing homes, residential schools or colleges and training centres. This use class includes the personal care of children, which is the case here.

The applicant has indicated that the service delivery model will be built around therapeutic, child centred and trauma informed approach. Interventions will come in form of therapeutic interventions by 1:1 and group therapeutic sessions. It is indicated that behavioural de-escalation techniques/approach will be used with support with education, health and well being. Outcomes will be measured in forms of emotional and mental health stability, educational engagement, life skills and safe transition to life after care.

No external changes are proposed

Consultations & Notification Responses

Local residents - No comments received.

Highways Services - Make the following comments:

HIGHWAYS SUMMARY: Highway are satisfied the change of use will not have an unacceptable impact on the highways.

HIGHWAY RESPONSE: It is proposed to have no increase in room numbers. There will be two employees on site. From a five bedroomed HMO to a three bedroomed care home. No highway safety or capacity concerns are envisaged.

SITE ACCESSIBILITY: The site is served by public transport: along Stockport Road and Plymouth Grove. Being in a large urban environment the opportunity to cycle is wide. Overall the site is considered to be a sustainable site.

PARKING AND ACCESS: There are currently no off-street parking spaces serving the five bedroomed HMO. That is to remain the same for the three bedroomed care home. The care home can be expected to have three residents and two carers. The residents could generate some parking demand but it is generally accepted that demand would be low. The expectancy is for one carer to be on site on any one shift. With the occasional visit by a care manager. Overall the parking demand is expected to be low and similar to the existing building use.

CYCLE PARKING: It is recommended that within the curtilage of the site, a secure and sheltered cycle parking space should be provided. This would offer the staff an alternative sustainable mode of transport to the use of a motor vehicle.

REFUSE AND SERVICING: There is a kerbside service currently with storage onsite. It is assumed this will remain.

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any permission, in relation to acoustic insulation of the premises and any external equipment, refuse and timings of deliveries.

Supported Housing Monitoring Group - Object to the proposal, due to an over-provision, of this type of accommodation, in the area. A specific concern raised is about the prospect of teenagers with emotional and behavioural disorders (likely to be housed from out of area as this home won't be supported by the Council's own children's services) being housed so close to the other accommodation schemes in that area.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services

and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

In addition to the above, Sections 5 (Delivering a sufficient supply of homes) and 8 (Promoting healthy and safe communities) is of relevance:

Paragraph 61 in Section 5 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed Paragraph 63 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

Paragraph 96 in Section 8 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lives.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy H5 relates to Housing in Central Manchester and states that, over the lifetime of the Core Strategy, Central Manchester will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.

Policy H10 relates to housing for people with additional support needs. It states that proposals for accommodation for people with additional support needs will be supported where:

- There is not a high concentration of similar uses in the area already.
- Where it will contribute to the vitality and viability of the neighbourhood.
- Where there would not be a disproportionate stress on local infrastructure such as health facilities.

Policy EN19 relates to waste and states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy DC2 relates to Class C2 rest homes and nursing homes

DC2.1 states that, in determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to:

- a. the effect of the operation of the business on the amenity of neighbouring residents;
- b. the standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space;
- c. the effect of the proposals on visual amenity;
- d. the availability of adequate, safe and convenient arrangements for car parking and servicing;
- e. the ease of access for all, including disabled people;
- f. the desirability of avoiding an over-concentration of special needs or housing in any one area of the City; and
- g. the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

DC2a.1 states that planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of the following objectives for the City's local communities:

- (i) to ensure a more even spread of "special needs" accommodation within local areas and across the City as a whole, in order to encourage provision closer to where needs arise and avoid the need for people to move from their local community to find the accommodation they require;
- (ii) to ensure the protection of the residential character and amenity of family housing within established communities;
- (iii) to avoid the unnecessary loss of the bigger dwelling houses available for larger and extended families;
- (iv) to help local communities accommodate a range of special needs without the risk of social stress;
- (v) to avoid stigmatising a particular neighbourhood or a particular type of accommodation;

- (vi) to create and retain a positive perception of all areas of the City as a contribution towards the goal of maintaining stable and self-sustaining communities;
- (vii) to attempt to sustain the vitality and viability of local economies, by encouraging a wide diversity of social groups to live within all parts of the City;
- (viii) to avoid creating disproportionate stress on local services, such as health and education; and
- (ix) to avoid additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services.

DC2b.1 states that, in deciding whether or not to grant planning permission for the kinds of housing accommodation described in the above proposed strategic city-wide policy the Council, in consultation with other competent agencies, will from time to time assess whether or not localised parts of the City have already reached their effective capacity to accommodate further special housing needs, in the terms set out above.

In addition to the social and economic criteria set out above, the Council will only grant planning permission for special needs housing proposals where it can be demonstrated that the proposals will not have an adverse impact on the character of the street or the locality in respect of:

- (i) displays of signs and notices;
- (ii) additional car parking space involving the loss of mature trees and landscaping, especially in front gardens;
- (iii) design of vehicular cross-overs to parking spaces in front gardens;
- (iv) provision of external fire escapes and lift shafts;
- (v) positioning of paladin bins;
- (vi) construction of links between what would otherwise be separate dwelling houses;
- (vii) additional comings and goings from officials and professional visitors;
- (viii) more intensive use of upper floors, which become main living accommodation. This can reduce privacy to adjoining gardens and lead to noise transmission problems through party walls; and
- (ix) the quality and maintenance of external areas.

DC2.2 states that there will be a general presumption in favour of Class C2 uses within residential areas, subject to other relevant policies of the Plan.

DC2.3 states that, notwithstanding policy DC2.2, the Council will require any development in this category to:

- a. meet the Council's current approved accommodation standards for developments of this kind;
- b. provide usable external amenity space.

Policy DC26 relates to noise and states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-C8: Transport Requirements of New Development

JP-P1: Sustainable Places

Policy JP-H3 (Type, Size and Design of New Housing) - This policy states that development across the plan area should seek to incorporate a range of dwelling types and sizes to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.

The Special Needs and Supported Housing Policy (1998) and Supplementary Planning Guidance states that the City Council wishes to ensure that the City's various communities remain, or become more, sustainable in economic and social terms. In this respect, whilst generally welcoming housing developments which will provide accommodation for people with special needs in appropriate locations, the Council will seek to avoid an over-concentration of such provision in any one area.

Principle - There is no planning history, for this property, which was clearly originally a family dwelling, in line with the use of other nearby properties. Whilst never authorised, it is also clear that the property has more recently been used as a small scale HMO (Use Class C4) although its length of use is less clear, although the applicants claim that this is around 20 years. It is therefore accepted that the property has a history of shared residential accommodation with associated noise and activity.

It is indicated that the house was previously a five bedroom HMO, with the proposed change requiring the conversion of one bedroom to office space, with the remaining bedrooms being used by 3 children and 1 staff member. Compared to the previous use, the proposed development would not therefore result in an increase in the occupation of the site, and occupation would be restricted by way of an operational condition.

It is not therefore considered that the proposal would place undue pressure on local services as the previous use as a 5 bedroom HMO could hold the same or greater numbers of occupants if lived in by 5 individuals, or if the property returned to use as a C3 dwellinghouse and was lived in by a larger family. It should also be noted that an application for planning permission is not always required in circumstances where the lawful use of a property is that of a single family house and a change to a small scale children's home is proposed, depending on the number of children and the type of care involved.

In this instance it is considered that the proposed C2 use would not operate as a larger scale institution, nor as three individuals leading separate lifestyles, but rather as a family living together, eating together and taking part in activities together. Due to the number of people, that would be accommodated within the property, it is not felt that the use would place undue pressure on local services or have a detrimental impact upon the residential character of the area. Given this it is considered that the use of the dwellinghouse as a children's home is acceptable in principle.

Residential Amenity - The proposed development seeks to provide accommodation for up to three children aged between 11 and 17 years, supported staff that would always have a presence on-site. The scale and intensity of the proposed use is considered comparable to that of a typical large family occupying a four-bedroom dwelling of this nature. As such, it is not anticipated that the level of activity associated with the use, including staff changeovers, would result in any significant adverse impact on the residential amenity enjoyed by the occupants of the neighbouring properties. In terms of general activity associated with the proposed use, both within the dwelling and in the rear yard area, it is considered that such activity would be domestic in nature and scale. As such, it is not anticipated that it would result in any significant harm to the residential amenity of neighbouring occupiers. In addition, Environmental Health

have recommended the inclusion of an acoustic insulation condition, which has been agreed by the applicant, and which would provide additional protection for adjoining residents.

Privacy - It is not considered that the proposed use of the property as a children's home would result in any unacceptable loss of privacy for adjoining residents. The nature of the use remains domestic, and no alterations are proposed that would introduce overlooking.

Visual Amenity - No alterations are proposed, to the exterior of the property, and the outward appearance of the building would remain that of a terraced dwellinghouse, matching that of the other properties on this row. As a result, it is not considered that the proposed change of use would have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site. There may be several cars present at any one time, but those visual impacts would be no more than a busy household.

Car Parking - While the property does not benefit from any in-curtilage car parking provision, it is considered that the anticipated number of staff present at any one time would not give rise to significant parking demand. It is considered that there is sufficient capacity within the surrounding highway network to accommodate any additional on-street parking associated with the proposal. Highways Services accept that car parking demands would be similar, to the former use, and no highway concerns are raised

Pedestrian and Vehicular Safety - The proposed use is not anticipated to result in a level of vehicular activity that would be significantly greater than that associated with a typical dwellinghouse. The number of vehicle movements generated by staff changeovers and occasional visitors is expected to be modest and consistent with the established residential character of the area. As such, it is not considered that the proposal would give rise to an unacceptable impact on existing levels of pedestrian or highway safety and Highways services raise no concerns.

Cycle Storage - In accordance with the requirements of Highway Services the applicant has indicated the provision of a cycle storage unit on site. Due to the size of the rear yard, this needs to be in the front of the property. The property has a good sized yard/garden area, at the frontage, which can easily accommodate this unit. Adjoining properties use these areas for the storage of bins, and it is not anticipated that this unit would have a harmful visual impact, but a condition is proposed relating to final details.

Disabled Access - Due to the age and internal layout of the property, it is not feasible to make the property fully accessible to individuals with physical disabilities. However, the property benefits from adequately sized rooms and circulation space, which would allow access for ambulant disabled individuals. Given the nature and scale of the proposed use, this level of accessibility is considered acceptable.

Waste Management - The existing domestic waste storage arrangements should be sufficient for a use of this scale. To ensure that this continues to be the case the waste management condition recommended by Environmental Health would be attached to any consent granted.

Level of C2 provision in the area - Concerns have been raised that there is already a registered care home at 39 Daisy Bank Road, and a substantial supported living scheme at 64-66 Daisybank Road, which both lie in close proximity to the site. In addition to this, the site lies in Ardwick Ward and planning records indicate 3 other properties, in the ward, where consent has been granted for C2 uses. However, given that there are at least 6,700 properties in the Ardwick ward it is not considered that the level of existing provision, in the ward, is excessive or results in accumulative material planning impacts so as to warrant the refusal of this application. As a result, it is not considered that the use of this property as supported housing would be contrary

to the locational constraints of the Policies H10 and DC2 above, in that it would not result in an overconcentration of Class C2 uses within any particular neighbourhood.

Conclusion - The proposed use is one that is compatible in a residential neighbourhood such as this one. The scale and nature of the children's home is modest and comparable to that of a typical larger family dwelling, and it is not anticipated that it would result in any significant harm to residential or visual amenity. The absence of external alterations ensures that the character and appearance of the property and surrounding area would be preserved. Furthermore, the proposal is not expected to generate a level of vehicular activity or parking demand that would adversely affect existing levels of pedestrian or highway safety.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application. In this case clarification was sought on the nature of use and the provision of secure cycle storage facilities. In addition the applicant was notified about pre-commencement conditions, which were agreed.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents;

Drawings numbered 4D02, 4D04 and 4D05 and the Planning/Design and Access Statement, dated May 2025, all stamped as received by the City Council, as Local Planning Authority, on 7 July 2025

Service delivery model document, stamped as received by the City Council, as Local Planning Authority, on 19 August 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re enacting that Order with or without modification) the building shall only be used as a children's home, with a maximum of 4 residents, and for no other purpose (including any other purpose within Use Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interest of residential amenity, pursuant to policy DM1 in the Manchester Core Strategy.

4) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies DM1, EN19 and SP1 of the Manchester Core Strategy

5) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-

conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason: To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, H1 and DM1 of the Core Strategy.

6) Prior to the first occupation of the development hereby approved, final details of secure cycle storage facilities, including elevational details, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved facilities shall be fully installed and made available for use prior to occupation of the children's home and shall be retained in perpetuity thereafter.

Reason - To ensure that adequate provision is made for secure and accessible cycle storage in the interests of promoting sustainable travel choices and reducing reliance on the private car, in accordance with Policy T1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Supported Housing Monitoring Group

30 Daisy Bank Road, Manchester, M14 5QP
336 Plymouth Grove, Manchester, M13 0LX
Flat 3, 2 Vivian Place, Longford Place, Manchester, M14 5QT
Flat 2, 2 Vivian Place, Longford Place, Manchester, M14 5QT
Flat 1, 2 Vivian Place, Longford Place, Manchester, M14 5QT
Flat 5, 1 Vivian Place, Longford Place, Manchester, M14 5QT
Flat 4, 1 Vivian Place, Longford Place, Manchester, M14 5QT
Flat 3, 1 Vivian Place, Longford Place, Manchester, M14 5QT
Flat 2, 1 Vivian Place, Longford Place, Manchester, M14 5QT
Flat 1, 1 Vivian Place, Longford Place, Manchester, M14 5QT
29 Daisy Bank Road, Manchester, M14 5GP
40 Daisy Bank Road, Manchester, M14 5QP
38 Daisy Bank Road, Manchester, M14 5QP
44 Daisy Bank Road, Manchester, M14 5QP
St Josephs RC Primary School, Richmond Grove, Manchester, M13 0BT
340 Plymouth Grove, Manchester, M13 0LX
42 Daisy Bank Road, Manchester, M14 5QP
36 Daisy Bank Road, Manchester, M14 5QP
32 Daisy Bank Road, Manchester, M14 5QP
31 Daisy Bank Road, Manchester, M14 5GP
27 Daisy Bank Road, Manchester, M14 5GP
25 Daisy Bank Road, Manchester, M14 5GP
338 Plymouth Grove, Manchester, M13 0LX
334 Plymouth Grove, Manchester, M13 0LX
332 Plymouth Grove, Manchester, M13 0LX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA