

143315/FO/2025 8 Beech Grove Manchester M14 6UY

CONTEXT:

The application seeks the change of use of the site from a HMO (C4 usage) into a proposed childrens home, for up to three children (Class C2)

HIGHWAYS RESPONSE:

In comparison to the former use, the level of vehicular trips generated is not anticipated to be dissimilar. As such no highways concerns are expected.

SITE ACCESSIBILITY:

The property is located close to essential amenities, services and public transport links.

PARKING AND ACCESS:

It is not expected that the proposed usage would result in an unacceptable increase in parking demand in the local area.

CYCLE PARKING:

It is recommended that to encourage sustainable travel use, a secure and sheltered cycle parking provision for two cycles should be made. To be used by staff and/or visitors. This should be within the curtilage of the site. This can encourage the use of a more sustainable mode of transport.

REFUSE AND SERVICING:

It is understood that a refuse storage area will be provided in the curtilage of the site. This is considered to be appropriate in ensuring no obstruction on the adjacent highway. It is understood that the refuse collection will form part of the existing waste collection arrangements.

CONSTRUCTION MANAGEMENT:

No building works have been suggested.

RECOMMENDED CONDITION

Details of and the provision of a secure covered cycle store for two cycles.