MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143299/P3MAP/2025
Date registered valid:	26 June 2025
Proposal:	Prior Approval for conversion of existing medical centre in to a 6 bedroom dwellinghouse.
Address:	645 Wilmslow Road, Manchester, M20 6BA
Ward(s):	Didsbury East Ward
Applicant:	Mr & Mrs S Gallagher
Agent (if any):	Stephen Lamb, Steve Lamb
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	12.08.2025

Application details

Type of application: Prior approval- Class E-Dwell (Class MA)

Development type: Notifications

Date of site visit: 1 July 2025

Standard consultations: Printed: 27 June 2025 Expired: 18 July 2025

Neighbour notifications: Printed: 27 June 2025 Expired: 18 July 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a part-two / part-three storey detached property of redbrick with a red concrete tile dual pitch roof with gable end features and hanging tile to the front, side, and rear. The property features white timber-framed windows and doors, including a three-storey angular bay, a two-storey squared bay, and an angular loft level bay to the front, a decorative front porch canopy, an access ramp and stairs to the front, side and rear, a converted basement / lower-ground floor, a single storey side and rear extension, and a spacious tarmacadam parking area to the rear with the site itself also featuring mature trees and landscaping.

The property currently accommodates a medical centre and is situated within the Didsbury East ward, close to Didsbury Village, Fog Lane Park, and Barlow Moor Road. The property is not listed, nor is it site within a conservation area. The character of the surrounding area is predominantly residential, with semi-detached and detached dwellinghouses located to the north, east, south, and west of the application site.


Wilmslow Rd
B5095
Belfield Rd
Belfield Rd
Belfiel
Whitaker Dr M J
Didsbury Medical Centre
Boon Recruitment
641
639 641
643
1
3
5
2A
4








DIDSBURY
MEDICAL
CENTRE







Description of development

6no. bedroom dwellinghouse (C3 use).

The basement / lower-ground floor would accommodate:
- A bedroom.
- A cinema room.
- A lounge.
- A playroom.
- A W/C.

The ground floor would accommodate:
- A lounge.
- A kitchen.
- A living room.
- A porch.
- A dining room.
- A W/C.

The first floor would accommodate:
- 4no. bedrooms.
  4no. en-suites.

The second floor would accommodate:
- A master bedroom.
- En-suite.
- A dressing room.

An external amenity space and parking area would be provided to the rear of the dwellinghouse, with vehicular access available off Belfield Road.

Pedestrian access would be gained via the existing street entrances to the front, side and rear of the property.

A refuse store would be provided to the north of the dwellinghouse adjacent to the plot's shared boundary.

Relevant planning history

121978/FO/2018 - Change of use from medical centre (Class D1) to four apartments (1 x 2 bed, 3 x 3 bed) with associated elevational alterations, landscaping and car parking – Approved (31.01.2019).

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

Highways Services made no objection to the proposal indicating that:

- In comparison to the former use, the levels of trips generated are not anticipated to be dissimilar and as such no highways concerns are expected.
- The site is well accessed by sustainable modes of transport. Regular bus services, Metrolink services, and railway services are available within walking distance of the site.
- The car parking provision of the site is acceptable in principle.

Further information was requested in relation to the provision of a swept path analysis, existing dropped kerb details, visibility splays, cycle store details, and a construction management plan. However, given that this is a Prior Approval application, these details are not considered necessary in this instance.

Environmental Health Services requested conditions relating to the submission of a waste management scheme be attached to any approval. However, given that this is a Prior Approval application, this condition is unable to be imposed in this instance.

MCC's Flood Risk Management made no objection to the proposal on the basis that the application:

a) is for a change of use with no increase in impermeable area or the building footprint;
b) proposes an increase in external permeable area through the provision of garden areas, and;
c) proposes no below-ground drainage or other works;

Policies

The following policies are considered relevant in the consideration of this application.

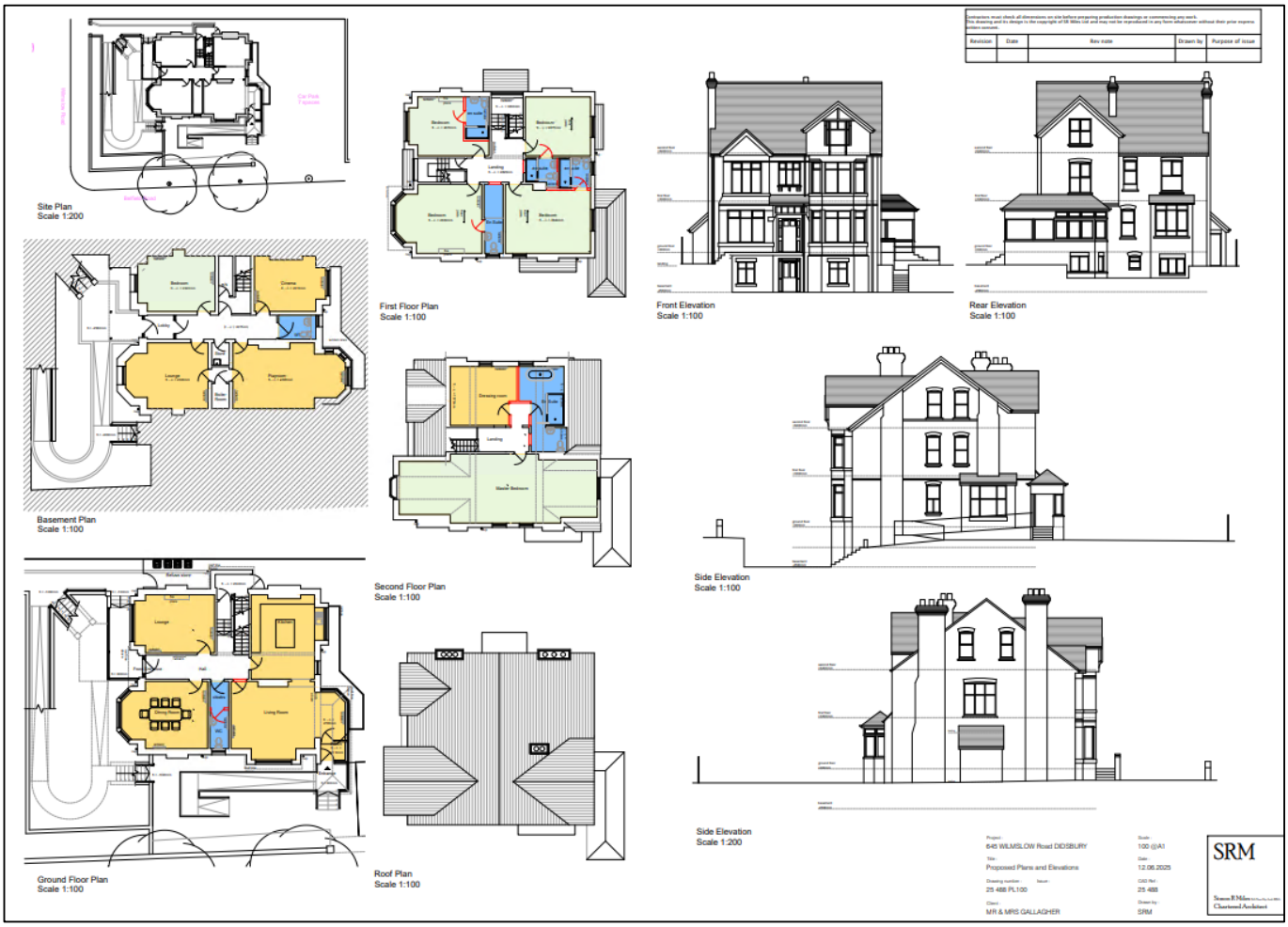
The Town and Country Planning (General Permitted Development) (England) Order 2015
- Schedule 2: Permitted development rights, part 3: changes of use, class MA – commercial, business, and service uses to dwellinghouses

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted proposed plans and elevations

Issues

Principle – in April 2021, Class MA was introduced to the Town and Country Planning (General Permitted Development) (England) Order 2015 (with subsequent amendments made in August 2021 and March 2024) allowing the conversion of commercial, business and service uses to dwellinghouses, subject to a prior approval process with the Local Planning Authority.

As stipulated within the Town and Country Planning (General Permitted Development) (England) Order 2015, the proposal will be assessed with regard to the transport impacts of the development, particularly to ensure safe site access, contamination risks, flooding risks, impacts of noise from commercial premises, and the provision of natural light to all habitable rooms.

Legislation – Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Class MA – commercial, business and service uses to dwellinghouses.

Permitted development:
MA. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

MA.1.—(1) Development is not permitted by Class MA—

(a) omitted 05.03.2024.

(b) unless the use of the building fell within one or more of the classes specified in sub paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

*The submitted application form indicates that the building has been in use as a medical centre (use Class E) for a continuous period of at least 2 years prior to the date of the application for prior approval***.**

(c) omitted 05.03.2024.

(d) if land covered by, or within the curtilage of, the building—
(i) is or forms part of a site of special scientific interest;
(ii) is or forms part of a listed building or land within its curtilage;
(iii) is or forms part of a scheduled monument or land within its curtilage;
(iv) is or forms part of a safety hazard area; or
(v) is or forms part of a military explosives storage area;

The building does not fall within any of these categories.

(e) if the building is within—
(i) an area of outstanding natural beauty;
(ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;
(iii) the Broads;
(iv) a National Park; or
(v) a World Heritage Site;

The building does not fall within any of these areas.

(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or
(g) before 1 August 2022, if—

(i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and
(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

Not relevant in this instance.

(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—
(a) the following classes of the Schedule as it had effect before 1st September 2020—
(i) Class A1 (shops);
(ii) Class A2 (financial and professional services);
(iii) Class A3 (food and drink);
(iv) Class B1 (business);
(v) Class D1(a) (non-residential institutions – medical or health services);
(vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);
(vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;
(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.

Conditions
MA.2.—(1) Development under Class MA is permitted subject to the following conditions.
(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport impacts of the development, particularly to ensure safe site access**;**

The proposed alterations to the building are within the red-line boundary of the site and as such, will not impinge upon the adopted highway. It is understood that the proposals would not have an impact on the approved pedestrian access, circulation or the external highway network.

The proposal is considered to be located within a sustainable and accessible location, which is well-served by the local bus, tram, and railway network, with regular services available.

The provision of 1no. C3 dwelling accommodating 6-bedrooms is not considered to give rise to significant highways impacts.

(b) contamination risks in relation to the building;

The building is an established and long-standing premises, and it is not considered there would be contamination risks given its previous and existing uses.

Further to this, Environmental Health did not raise any concerns relating to potential contamination risks.

(c) flooding risks in relation to the building;

There are not perceived to be any flooding risks associated with the premises. The building is not located within Flood Zones 2 or 3.

(d) impacts of noise from commercial premises on the intended occupiers of the development;

The building is not located in close proximity to commercial premises; therefore noise impacts associated with nearby commercial uses are not anticipated.

Further to this, Environmental Health did not raise any concerns relating to potential noise break out or disturbance.

(e) where—

(i)the building is located in a conservation area, and

(ii)the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

Not applicable.

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

All rooms, with the exception of an en-suite bathroom on the first floor and a storage room and boiler room in the basement, would have the benefit of natural light via existing windows on the external elevations of the building. Given the size and placement of these windows it is considered that dwelling and specifically habitable rooms would benefit from adequate natural light.

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;

Not applicable

(h) where the development involves the loss of services provided by—

(i) a registered nursery, or

(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006,

the impact on the local provision of the type of services lost; and

The proposal would result in the loss of an existing medical centre at the application site.

However, the submitted information (including a letter from a GP Partner at the medical centre and details provided in subsequent correspondence from the agent of the application) indicates that the medical practice would be relocated to a new purpose-built facility in West Didsbury at the following address 'Didsbury Medical Centre, 1 The Avenue, Manchester, M20 2ER'.

These arrangements are also detailed in the officer report for 135235/FO/2022 which sought planning permission for the 'Erection of a Part 8 and Part 6 storey building to form 76 no. residential apartments (Class C3) with ground floor medical centre use (Class E(e)) with associated car parking provided on a two tiered decked car park, landscaping and infrastructure'.

The proposal is therefore not considered to have a harmful impact upon the local provision of services of this type, as these provisions would be retained through relocation elsewhere in Didsbury.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

Not applicable.

Conclusion – the premises is currently in use as a medical centre (use class E). The submitted information indicates that this use has been in continuous operation for a period of at least 2 years prior to the submission of this prior approval application. As outlined in the preceding sections of this report, the proposal is considered to meet the requirements of Class MA.

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 polices 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

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

1) 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

Flat 8, 639 Wilmslow Road, Manchester, M20 6BA
Flat 7, 639 Wilmslow Road, Manchester, M20 6BA
Flat 1, 639 Wilmslow Road, Manchester, M20 6BA
Ground Floor, 643 Wilmslow Road, Manchester, M20 6BA
Flat 4, 639 Wilmslow Road, Manchester, M20 6BA
Flat 1, 641 Wilmslow Road, Manchester, M20 6BA
Flat 6, 2 Belfield Road, Manchester, M20 6BH
Flat 3, 2 Belfield Road, Manchester, M20 6BH
2A Belfield Road, Manchester, M20 6BH
668 Wilmslow Road, Manchester, M20 2DN
Flat 3, 643 Wilmslow Road, Manchester, M20 6BA
Flat 2, 643 Wilmslow Road, Manchester, M20 6BA
Flat 3, 641 Wilmslow Road, Manchester, M20 6BA
Flat 2, 641 Wilmslow Road, Manchester, M20 6BA
Flat 4, 641 Wilmslow Road, Manchester, M20 6BA
Flat 6, 639 Wilmslow Road, Manchester, M20 6BA
Flat 2, 639 Wilmslow Road, Manchester, M20 6BA
Flat 3, 639 Wilmslow Road, Manchester, M20 6BA
Flat 5, 639 Wilmslow Road, Manchester, M20 6BA
Flat 4, 2 Belfield Road, Manchester, M20 6BH
Flat 2, 2 Belfield Road, Manchester, M20 6BH
Flat 1, 2 Belfield Road, Manchester, M20 6BH
1 Belfield Road, Manchester, M20 6BJ
Flat 7, 2 Belfield Road, Manchester, M20 6BH
Flat 5, 2 Belfield Road, Manchester, M20 6BH
2 Clothorn Road, Manchester, M20 6BQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA