

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142202/FO/2025
Date registered valid: 17 April 2025
Proposal: Change of use of property to form a C2 (Childrens Home).
Address: 46 Buckhurst Road, Manchester, M19 2DS
Ward(s): Levenshulme Ward

Applicant: W A Properties
Agent (if any): David Ormesher Holborow and Ormesher
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Withdrawn
Date of recommendation: 5 June 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 6 May 2025 Expired: 28 May 2025

Neighbour notifications

Printed: 6 May 2025 Expired: 28 May 2025

Site notice

Posted: 16 May 2025 Expired: 7 June 2025

Press advert

Published: 13 May 2025 Expired: 4 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Rushford Park Conservation Area 1986

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

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: Withdrawn

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
MCC Supported Housing Monitoring Group
Network Rail

Flat 3, 46 Buckhurst Road, Manchester, M19 2DS
6 Windsor Road, Levenshulme, Manchester, M19 2EB
40 Buckhurst Road, Manchester, M19 2DS
Flat B, 4 Windsor Road, Levenshulme, Manchester, M19 2EB
Flat A, 4 Windsor Road, Levenshulme, Manchester, M19 2EB
Flat 4, 46 Buckhurst Road, Manchester, M19 2DS
Flat 2, 46 Buckhurst Road, Manchester, M19 2DS
Flat 1, 46 Buckhurst Road, Manchester, M19 2DS
18 Limefield Terrace, Manchester, M19 2EP
14 Limefield Terrace, Manchester, M19 2EP
44 Buckhurst Road, Manchester, M19 2DS
42 Buckhurst Road, Manchester, M19 2DS
2 Windsor Road, Levenshulme, Manchester, M19 2EB
16 Limefield Terrace, Manchester, M19 2EP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Rushford Park Conservation Area 1986
Area Team Boundary - Name: NORTH AREA