

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142214/FO/2025

Date registered valid: 28 March 2025

Proposal: Elevational alterations and basement conversion to facilitate 5 further bedrooms to existing hotel

Address: Fuldas Hotel, 144 Bury Old Road, Manchester, M7 4QY

Ward(s): Crumpsall Ward

Applicant: Ascot Ltd

Agent (if any): Mr Sam Golding, Gold Sketch Studios Ltd

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 May 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 25 April 2025

Standard consultations:

Printed: 16 April 2025 Expired: 10 May 2025

Neighbour notifications

Printed: 16 April 2025 Expired: 10 May 2025

Site notice

Posted: 25 April 2025 Expired: 17 May 2025

Press advert

Published: 22 April 2025 Expired: 13 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to 2no. 4 storey terraced buildings (including basement and roof space) which form part of a terrace of 3 properties, built in the late 19th Century. The building is of predominantly of red brick construction with slate roofs. To the rear is a single storey extension.

The building, which is vacant and rather dilapidated, was formerly occupied by Fuldas Kosher Hotel, with two self-contained residential apartments at ground floor level. The hotel comprises 29 rooms with capacity for 48 people.

The site includes a single vehicular access and off-road parking for around five vehicles to the front yard area, partially enclosed by a stone wall. To the rear is an overgrown garden area which backs onto a separate, vacant plot (historically part of the hotel's curtilage) which has recent planning permission for six apartments.



View of application property frontage (Bury Old Rd)



View of the application property rear (Catherine Rd)

Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order: No

Description of area

The immediate area is largely residential in character, comprising a mixture of dwellinghouses, purposes-built flats and flat conversion of various architectural styles ranging from 2-4 storeys in height.

The application property is adjoined by the remaining building within the terrace to the north, a more recent development of three storey townhouses to the south and a vacant development with planning permission for 6 residential apartments to the east. To the west on the opposite side of Bury Old Road is a three-storey apartment building.

The site is situated adjacent to a busy, main arterial route of Bury Old Road and also within the Crumpsall Lane Conservation Area, characterised by various, interspersed period properties located along tree lined roads.

Cheetham Hill district centre lies a short distance to the south.

Description of development

Planning permission is sought for elevational alterations to the existing building, together with the conversion of the basement to facilitate 5 further bedrooms to the existing hotel.

The proposal aims to provide spacious single and double rooms, each with en-suite facilities, consistent with modern hotel standards and would enable a capacity of 45 occupants, in 24 bedrooms. As present, the hotel is laid out to comprises 29 bedrooms with capacity for 48 people but provides for an awkward layout. The changes to the layout are intended to make the hotel a more attractive and comfortable place to stay.

The proposed works include a new, front entrance door to the existing central bay window, window replacements, the insertion of rooflights and the conversion of the basement area to form 5 new bedrooms with associated lightwells.

The application as originally submitted also included 3 rear dormer dormers. Due to the Council's concerns surrounding the impact to the character of the host building and a feeling of over-dominance in the street-scene due to the already imposing nature of the building, revised drawing have been received omitting the dormers and their replacement with rooflights.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – No objection. Conditions are requested in relation to waste management, external equipment, electric vehicle charging and working hours.

Highway Services - It is requested that details of the anticipated trip generation is submitted alongside an assessment on the potential impact of the proposals on the surrounding highway network. It is noted that the existing 5 parking spaces will be retained as part of the proposal, and this is below normal standards.

A condition is requested to require the submission of a Construction Management Plan.

Consultation & Publicity

The proposal, by virtue of its location within a conservation area has been advertised in the local press (Manchester Evening News) and a site notice has been displayed at the application site.

Planning History

E/18436

Change of use from self-contained flats and hotel to rest home for the elderly, together with associated car parking and construction of new vehicular access. *Approved 15 May 1985.*

Policy

The below policy and guidance is considered relevant to the consideration of this application:

- Saved policies DC18.1 and DC26 of the UDP;
- Policies DM1, T2, EN3, EN14, EN16, EN19 and SP1 of the Core Strategy;
- Places for Everyone Joint Development Plan – policy JP-S1;
- Residential Quality Guidance;
- National Planning Policy Framework (NPPF).
- National Planning Policy Guidance (March 2014).

Issues

Principle

The proposal would lead to the internal and external refurbishment of an existing hotel to allow for its modernisation in order to meet current requirements and expectations. There would be no increase in the number of occupiers.

It is considered that the proposal would allow for improvements to the building fabric which has become somewhat neglected and could otherwise be left to deteriorate. Its re-use and refurbishment would therefore allow for its continued operation to economic benefit, whilst preserving and enhancing a building that contributes to the character of the Crumpsall Lane Conservation Area. The principle of the proposal is therefore considered acceptable and compliant with the aforementioned development policy and guidance.

Specific planning matters are outlined further below.

Residential Amenity

Given the authorised use of the building as a hotel with a proposed decrease in occupants, there would be no material impact in the levels of activity and any associated noise and disturbance.

Aside from a new door to the front elevation, the elevational alterations proposed are either at basement level or within the roof slope. As such, there would no impact in terms of the overlooking or loss of privacy to neighbouring occupiers.

Visual Amenity

The reuse and renovation of the building would uplift the appearance of the building to the benefit of visual amenity.

The proposal involves new lightwell features and windows. The exact specification of these features is to be agreed separately as part of a planning condition, to ensure they are in keeping with the character of the existing building and the wider conservation area. On this basis, the impact to visual amenity is anticipated to be beneficial.

Highway Impact

The existing hotel has 29 rooms with capacity for 48 people.

The proposed reconfiguration and modernisation of the hotel because of the proposed development would create 24 bedrooms with space for 45 occupants, resulting in net reduction of 3 people.

It therefore stands to reason that there would not be no material impact to existing vehicular movements and parking demand. Whilst the existing provision of 5 off road parking spaces would not adhere to current policy requirements, the situation is historic as part of an established use. On this basis, the impact to the operation of the highway is satisfactory.

Heritage Impact

The site is situated within the Crumpsall Lane Conservation Area and therefore there is a need to preserve or enhance the character and appearance of this designated area.

The Crumpsall Lane Conservation Area is broadly focused around Crumpsall Lane and Bennett Road. The conservation area is partly bounded to the south by Bury Old Road, with Middleton Road running north-south through the centre of the conservation area. The conservation area does not include any listed buildings and instead its character is largely derived from its grouping of large Victorian Villas and tree lined roads.

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 refers to the need for Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of designated areas.

This point is supported by policies EN3 and DC18.1 of the Core Strategy, along with Section 16 of the revised NPPF, which underline the need consideration to be given to the impact of new developments on heritage assets.

In case of the application site, it is considered that due to the present overgrown and neglected condition of the site, it does little to enhance the appearance of the conservation area.

The proposed development would allow for the comprehensive refurbishment of the building to bring it back into beneficial use, therefore representing a positive contribution to the conservation area, leading to enhancements to the streetscape.

The current windows are a mix of style and materials and the proposed new windows would serve to consolidate the styles across the building, through the reinstatement of sash windows which would conserve the architectural and historical value of the building.

The redevelopment would also offer public benefits by creating visual and environmental improvements, contribute to local hotel space and reintroduce vibrancy to a prominent, vacant building. It is considered that these benefits outweigh any perceived harm to the conservation area, including any impact to the building's character caused by the lightwells, roof-lights and the entrance door to the bay on the front elevation, which is required for improved access and internal environment improvements.

On this basis, the impact upon the Conservation Area is considered acceptable and would be meet with local policy objectives and national planning guidance

Biodiversity Net Gain

Due to current site conditions and the nature of the proposal, the proposed development is exempt from legislative biodiversity net gain requirements

Waste Management

No details have been submitted in relation to waste management arrangements, with the proposal expected to continue with existing arrangements, whereby bins are stored in the front yard.

It is believed the present arrangement is outdated and unsightly in the Conservation Area and given the length of time since the hotel was originally operational, waste management arrangements may not be fit for purpose. As such, a condition is included which require details of a waste management strategy and details of a bin store.

Crime and Security

The proposal involves lightwells which due to their sunken position can be vulnerable to criminal activity due to a lack of natural surveillance. A condition is therefore included which requires details of the security measures to be incorporated to be submitted and agreed.

Impact to Climate Change

Given the existing context of the site close to a busy, arterial route, coupled with the authorised use of the premises as a hotel, there is unlikely to be a significant uplift in vehicular emissions or impact to air quality which would affect climate change to a noticeable degree as consequence of the proposed development when compared to the authorised use.

Whilst it is acknowledged that there will be some localised impact upon air quality during fit out works, this will be short lived and through appropriate mitigation via the submission and agreement of a Construction Management Plan, any impact upon local air quality can be managed and minimised.

Construction Management

To ensure construction and/or fit-out of the building is effectively controlled and to prevent any disruption to existing occupiers in the area, or along key routes throughout this part the city, a condition of the associated approval requires the submission and approval of a construction management plan which details amongst other matters, working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste

Other Matters

Whilst further information has been requested in relation to vehicular movements and for the provision of electric vehicle charging points, the proposal does not involve a change of use and due to the bedroom changes, would not result in an increase of bedrooms or occupants when

compared to the existing, authorised use. It is therefore considered unreasonable to request these details.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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) No above ground development works shall take place, unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. This shall include a detailed specification of the proposed and replacement windows/door and lightwells. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority, in the interests of the visual amenity of the area within which the site is located, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

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

Location Plan and drawings referenced 003A, 003B, 003C, 003D and 502/1, received by the City Council as Local Planning Authority on 27 February 2025, drawing referenced 003E/1, received by the City Council as Local Planning Authority on 1 May 2025 and drawing referenced 003F/2, received by the City Council as Local Planning Authority on 20 May 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.

4) Prior to the commencement of development, a construction management/fit-out plan outlining working practices during development and demolition shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction management/fit-out plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) The new bedrooms hereby approved shall not be occupied until an updated scheme for the storage (including segregated waste recycling) and disposal of refuse, has been submitted to and approved in writing by the City Council as Local Planning Authority. Details shall include means of enclosure. 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 and SP1 of the Manchester Core Strategy.

6) The residential accommodation within the basement shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, have been submitted to and approved in writing by the City Council as Local Planning Authority. This shall include details of external fittings, boundary treatment, gates and dusk till dawn lighting. The development shall only be carried out in accordance with these approved details which shall be retained thereafter.

Reason - To reduce the risk of crime, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Heritage & Urban Design
148 Bury Old Road, Manchester, M7 4QY
First And Second Floor, 148 Bury Old Road, Manchester, M7 4SE
5 Copeland Close, Manchester, M8 4HW
4 Copeland Close, Manchester, M8 4HW
2 Copeland Close, Manchester, M8 4HW
1 Copeland Close, Manchester, M8 4HW
3 Copeland Close, Manchester, M8 4HW
Flat 4, 146 Bury Old Road, Manchester, M7 4QY
Flat 3, 146 Bury Old Road, Manchester, M7 4QY
Flat 2, 146 Bury Old Road, Manchester, M7 4QY
148A Bury Old Road, Manchester, M7 4QY
Flat 1, 146 Bury Old Road, Manchester, M7 4QY
Flat 5, Catherine Court, 3 Catherine Road, Manchester, M8 4HA
Flat 3, Catherine Court, 3 Catherine Road, Manchester, M8 4HA
Catherine Court, 3 Catherine Road, Manchester, M8 4HA
Flat 6, Catherine Court, 3 Catherine Road, Manchester, M8 4HA
Flat 4, Catherine Court, 3 Catherine Road, Manchester, M8 4HA
Flat 2, Catherine Court, 3 Catherine Road, Manchester, M8 4HA
Flat 1, Catherine Court, 3 Catherine Road, Manchester, M8 4HA
Endfield House, Bury Old Road, Salford , M7
Broadhurst House, Bury Old Road, Salford, M7 4QX
1 Milton Court, Bury Old Road, Salford, M7 4QZ
2 Milton Court, Bury Old Road, Salford, M7 4QZ
3 Milton Court, Bury Old Road, Salford, M7 4QZ
4 Milton Court, Bury Old Road, Salford, M7 4QZ
5 Milton Court, Bury Old Road, Salford, M7 4QZ
6 Milton Court, Bury Old Road, Salford, M7 4QZ
7 Milton Court, Bury Old Road, Salford, M7 4QZ
8 Milton Court, Bury Old Road, Salford, M7 4QZ
9 Milton Court, Bury Old Road, Salford, M7 4QZ
10 Milton Court, Bury Old Road, Salford, M7 4QZ
11 Milton Court, Bury Old Road, Salford, M7 4QZ
12 Milton Court, Bury Old Road, Salford, M7 4QZ
1 Milton Court, Bury Old Road, Salford, M7 4QZ
13 Milton Court, Bury Old Road, Salford, M7 4QZ
14 Milton Court, Bury Old Road, Salford, M7 4QZ
15 Milton Court, Bury Old Road, Salford, M7 4QZ
16 Milton Court, Bury Old Road, Salford, M7 4QZ
17 Milton Court, Bury Old Road, Salford, M7 4QZ
18 Milton Court, Bury Old Road, Salford, M7 4QZ

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
Conservation Area - Crumpsall Lane Conservation Area 2004
Area Team Boundary - Name: NORTH AREA