

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142076/FO/2025

Date registered valid: 25 February 2025

Proposal: Conversion of basement and roof-space to form 4 apartments (Class C3) including the insertion of rooflights

Address: Community Nurses Centre, Beech Mount, Manchester, M9 5XS

Ward(s): Harpurhey Ward

Applicant: Montrial Ltd

Agent (if any): 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: 23 April 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 21 March 2025

Standard consultations:

Printed: 5 March 2025 Expired: 26 March 2025

Neighbour notifications

Printed: 5 March 2025 Expired: 26 March 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

The application relates to a large, red brick, detached, three storey, Victorian building located on the corner of Beech Mount and Palladium Drive. The site is enclosed to the front by perforated metal fencing which covers over part of the original boundary wall and railings. The perimeter around the building comprises hardstanding scrub vegetation. A large access ramp is situated off the eastern elevation of the building.



View from Beech Mount

The existing building originally built as a community nurses centre (Harpurhey Community Nurses Home), is presently vacant and in a dilapidated condition. Due to the style and character of the building, the City Council considers the building to be a non-designated heritage asset.

The site is bounded by Beech Mount to the south, Palladium Drive to the west, beyond which is Harpur Mount Primary School. To the north and east are blocks of three storey, flat roof flats.

Further to the east is main north-south arterial route of Rochdale Road which links north Manchester with the city centre.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

With the exception of Harpur Mount Primary School to the west, the immediate area is predominantly residential in character, comprising a mixture of purpose-built flats, flat conversions and family dwellinghouses of various architectural styles.

Description of development

Planning permission is sought convert the basement to provide 3 apartments (2 x 1 bedroom and 1 x 2 bedroom) and part of the roof-space to form 1 apartment (1 x 1 bedroom) (Class C3), including the insertion of rooflights to the side, east facing roof slope and lightwells.

The proposal seeks to extend the amount of accommodation within the host building following planning permission being granted for the conversion of the existing building into 11 self-contained apartments (Class C3), comprising 9 x 1-bedroom units and 2 x 2 bedroom units (Reference 138316/FO/2023), which remains extant.

The application as originally submitted, proposed 2 roof dormers to the side roof. Due to the Council's concerns about the impact to the character and appearance of the existing building, these have since been removed and replaced with a roof-light design.

In tandem with the extant approval, the scheme includes 7 off road parking space, landscaping and a new vehicular access to the right-hand side of the building off Beech Mount. No additional parking or landscaping is proposed beyond the existing approval.

To the north-western corner of the site is a new cycle and bin storage area, as previously approved.

Limited works are understood have begun on the fit-out for the previous approval for 11 apartments. The additional apartments proposed are proposed on the basis that they must be carried out in association with the previous approval to prevent them being implemented in isolation. In agreement with the applicant, a Grampian condition is included as part of the current application which requires the proposal to only be implemented as part of the previously approved scheme. As such, on the basis of the overruling Grampian condition and to avoid replication, it not necessary to reimpose all previous conditions that are required to make the proposal fully acceptable.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services – The following, principal comments are made and on the basis of the previous, extant approval.

Trip Generation

The addition of 4 apartments and the associated trips to and from the proposed development do not raise any highway safety or capacity concerns and the proposals are therefore accepted in principle,

Parking and Access

It is understood that access/egress and car parking will remain as that approved under the consented scheme. The development will have a parking provision of 47% (total of 15 apartments). It is requested that a car park management plan is in place.

Cycle Storage

A cycle store with 11 spaces was approved under application 138316/FO/2023. It is requested that 100% cycle parking provision is in place at the site - 15 spaces

Waste Management

It is understood that waste and servicing arrangements will remain as that approved under the consented scheme. This is acceptable in principle.

A CMP was conditioned under application 138316/FO/2023.

Environmental Health – Conditions are requested in relation to working hours. The waste management scheme is acceptable on the basis of the previous approval.

Flood Risk Management – ‘Informatives’ are requested in relation the surface water drainage and flooding, due to the vulnerability of basement conversions.

Planning History

138316/FO/2023

Change of use from community nurses centre to form 11 self-contained flats (Class C3).
Approved 22 December 2023.

124481/FO/2019

Change of use of community nurses centre to form 9 self-contained flats (Class C3) together with the erection of a single storey rear extension and creation of basement lightwells to side and rear. *Approved 13 November 2019.*

075830/FO/2005/N1

Erection of disabled access ramp, alterations to front of property including creation of disabled car parking space and new pathway. *Approved 8 July 2005.*

020587

NOTICE OF INTENDED CROWN DEVELOPMENT Change of use from a Nursing Education Centre to a Resource Centre. *Approved 4 January 1984.*

Policy

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

- Saved policies DC5 and DC26 of the UDP;
- Policies DM1, H1, H2 H3, T2, EN3, EN16, EN19 and SP1 of the Core Strategy;
- Places for Everyone Joint Development Plan – policies JP-S1, JP-H3 and JP-H4;
- Residential Quality Guidance;
- National Planning Policy Framework (NPPF).

Issues

Principle

It is considered that the redevelopment of the site for residential purposes and the level of proposed accommodation supplementary to the extant approval is acceptable and in keeping with surrounding uses and townscape.

The proposed apartments would result in acceptable density for this location, would add to the diversity of housing stock in the area and bring a derelict, dilapidated building back into beneficial use.

The proposal is considered to be in accordance with overarching Core Strategy policies H1 and H3 relating to new housing development, which outline that North Manchester will accommodate new residential development, with priority being given to family housing and other high value, high quality development where this can be sustained. The use of this vacant site is welcomed and would save a characterful building, considered a non-listed heritage asset, and would therefore have a positive impact on the street-scene and immediate area.

Specific planning issues are outlined further below.

Use

The proposed residential accommodation comprises 4 additional apartments (Class C3), comprising 3 x 1 bedroom and 1 x 2 bedroom units.

All apartments meet with the Council's internal space standards and given the context of the existing building; the development is of an appropriate density in this location.

Design, Scale and Appearance

As the existing building is to be retained and converted, the proposed development would have no significant impact on the building's scale, height or appearance, save for the roof-lights to the side roof and basement lightwells. The impact of these changes is considered acceptable and would largely maintain the character of the existing building.

A condition has been included to ensure the materials to be used on external changes are of an acceptable appearance and in character with existing materials.

Landscaping and Boundary Treatment

The site currently comprises areas of hard surfacing and vegetative scrub around the perimeter of the host building.

Due to the site constraints, there is limited scope for landscaping, particularly with the need to provide some off-road parking provision. The drawings indicate tree planting, lawned areas and new hedgerow to the rear boundary, adjacent to the proposed parking spaces, adjacent to the front boundary wall and to the north-eastern corner of the site. This is considered a substantial betterment than the current situation and an acceptable balance between landscaping, amenity space, bin/cycle storage and parking provision.

A condition of the associated approval requires further details of the exact nature of soft/hard landscaping to be agreed in terms of specimens and size.

In terms of the boundary treatment, perforated metal sheeting presently covers an original boundary wall and metal railings which are to be retained and refurbished. A timber fence in a poor condition to the side (eastern) boundary is proposed to be replaced. A condition of the associated approval requires further details of the boundary treatment, but the general principle of what is being proposed is considered acceptable.

Residential Amenity

Given the former use of the site as a nurse's home, a residential use would not present too dissimilar an impact in terms of levels of activity.

In terms of any overlooking or loss of privacy, as a consequence of window positioning, the existing windows positions to the principal building envelope would remain as existing and therefore the current relationship with neighbouring properties, including the position of habitable windows would be maintained. The windows at basement and roof level would have no impact due to their position and the existing enclosure of the site.

In light of the existing context, it is not considered that any significant, harmful impacts would arise, in terms of any potential overlooking or loss of privacy.

Whilst parking would be introduced to the site, given the limited number of vehicles, boundary treatment and relationship with neighbouring properties, it is not envisaged that any harmful impact would result in terms of vehicle movements. On this basis, the impact to neighbouring living conditions is considered satisfactory.

Heritage Impact

Due to the design and character of the building, coupled with its historical and social significance, the City Council considers the building to be a non-listed heritage asset.

Policy EN3 seeks to safeguard heritage assets, whilst paragraph 216 of the NPPF states:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

In this case, the proposed development would facilitate the re-use of a building which has been vacant for a considerable amount of time and would be otherwise left to further deteriorate.

The proposed conversion would reinstate original features and represents a sympathetic development that would enable the exterior of the building to largely be retained in its current form, albeit refurbished and with the addition of a small number of roof-lights and lightwells.

On this basis, the Council consider that the proposal would have positive impact to a non-listed heritage asset and would secure a long-term use of the building.

Impact to the Highway

In terms of parking, 7 on-site parking spaces are being provided for the total number of apartments. When balanced against the highly accessible nature of the site and travel opportunities afforded by non-car modes of transport, including 100% cycle storage provision and access to high frequency bus routes along Rochdale Road, Highways do not consider that the associated trips to and from the proposed development would have any highway safety or capacity concerns and the proposal is therefore accepted in principle.

It is believed that the proposed parking provision achieves an acceptable balance between amenity space, off road provision, viability and the need to bring the host building back into effective use, which in this instance, carries significant weight, given its status as a non-listed heritage asset.

It is not anticipated that there would be a significant increase in the level of vehicular trips or levels of activity created by the proposed use when compared to the former nurses' home and likely associated vehicular movements and demand created by visitors and staff. As such, it is not believed that there would be any significant or detrimental impact to the operation of the highway as a result of the proposed use.

Whilst it is considered likely that the proposed spaces can be satisfactorily accessed, a condition has been included which requires swept path analysis to demonstrate satisfactory manoeuvrability within the site and to show the spaces can be adequately accessed.

Vehicular access to the proposed development is proposed from a new access off Beech Mount. Whilst this arrangement is considered acceptable in principle, a new dropped kerb and vehicular crossover would be required. A condition relating to the requirements of necessary off-site highway works is included as part of the associated permission.

Waste Management

The application has been accompanied by a waste management strategy which indicates acceptable bin storage area to the north-western corner of the site.

A condition is included requiring further detail of management arrangements.

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.

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 nurse's home, 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.

Vehicular movements are likely to be modest and comparable with the existing, 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.

To off-set any further impact, a percentage of parking spaces are to include electric vehicle charging points, the requirements of which are subject to a condition of the associated approval.

On this basis, it is not believed that the impact to air quality or climate change should form a barrier to development.

Bio Diversity Net Gain

Due to the nature of the proposal, existing site conditions and on the basis of the proposal being supplementary to an existing, extant permission, the proposal does not require a statutory biodiversity net gain. The proposal would however result in a substantial betterment to local ecology, given the associated soft landscaping scheme. A condition of the associated approval also required details of ecological enhancement to be submitted and agreed.

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

Location Plan and drawing referenced 003A/1, received by the City Council as Local Planning Authority on 5 February 2025, drawing referenced 504, received by the City Council as Local Planning Authority on 17 February 2025 and drawings referenced 003/D/2, 003E/2 and 502/1, received by the City Council as Local Planning Authority on 16 April 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) The apartments hereby approved shall not be implemented in isolation and shall only be implemented in connection with the apartments previously approved as part of planning permission referenced 138316/FO/2023.

To ensure a comprehensive redevelopment of the building and to allow for a consistent use of the building in order to safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) 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. 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.

5) Prior to the first occupation of the apartments hereby approved, car park management plan, to include details of how parking spaces are to be allocated, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

6) Notwithstanding details submitted, the development hereby approved shall not be occupied until a more detailed 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. 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 - To ensure adequate provision for the uplift in waste and that acceptable collection arrangements are in place, in the interests of public health and residential amenity, pursuant to saved policy DC5 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

7) No part of the development shall be occupied until additional space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as Local Planning Authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall not be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

9) The residential units hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as short-term lets, serviced apartments/apart hotels, do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

Informatives

1) Basement level dwellings have a Flood Risk Vulnerability Classification of 'Highly Vulnerable' and therefore, the installation of Flood Resilience Measures (FRM) to reduce the risk of flooding to the basement area should be considered.

2) The applicant should ensure that the surface water drainage on site is sufficient to serve the proposed development without increasing flood risk to the site and surrounding area, and that

the drainage system is managed and maintained throughout the lifetime of the development. Wherever possible, change of use developments are encouraged to achieve a reduction in the current runoff rate through the use of Sustainable Drainage Systems (SuDS).

3) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

2B Beech Mount, Manchester, M9 5XS
Flat 4, 2 Beech Mount, Manchester, M9 5XS
Flat 3, 2 Beech Mount, Manchester, M9 5XS
Flat 2, 2 Beech Mount, Manchester, M9 5XS
Flat 1, 2 Beech Mount, Manchester, M9 5XS
13 Oak Bank, Manchester, M9 5YA
11 Oak Bank, Manchester, M9 5YA
9 Oak Bank, Manchester, M9 5YA
9 Beech Mount, Manchester, M9 5XS
8 Beech Mount, Manchester, M9 5XS
Flat At, 1 Beech Mount, Manchester, M9 5XS
7 Palladium Drive, Manchester, Manchester, M9 5YD
5 Beech Mount, Manchester, M9 5XS
Hendham House, 3 - 4 Beech Mount, Manchester, M9 5XS

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA