MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

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)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 255

Suffix:

Property Name:

Address Line 1: Wilmslow Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M14 5LW

Description of site location must be completed if postcode is not known:

Easting (x): 385346

Northing (y): 395051

Description

Applicant Details

Name/Company

Title

Mr

First name

I

Surname

Ahmed

Company Name

Address

Address line 1

255 Wilmslow Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M14 5LW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Dr

First name

M

Surname

Munshi

Company Name

Munshiandpartners

Address

Address line 1

No 3 Caxton Road

Address line 2

Suite 9

Address line 3

Town/City

Preston

County

Country

United Kingdom

Postcode

PR2 9ZZ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Please note: Eligibility questions relating to the current building being vacant for 3 months, and it's floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:
• For periods prior to 1 September 2020
- Shops (Use Class A1);
- Financial and professional services (Use Class A2);
- Food and drink (Use Class A3)
- Business (Use Class B1);
- Medical or health services
- Non-residential institutions (Use Class D1(a));
- Crèche, day nursery or day centre
- Non-residential institutions (Use Class D1(b));
- Indoor and outdoor sports
- Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
• For periods from 1 September 2020
- Commercial, Business and Service (Use Class E)

◉ Yes
○ No

Is any land covered by, or within the curtilage of, the building:
• in a site of special scientific interest;
• a listed building or land within its curtilage;
• a scheduled monument or land within its curtilage;
• a safety hazard area;
• a military explosives storage area;
Or, is the building:
• in an area of outstanding natural beauty;
• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
• in the Broads;
• in a National Park;
• in a World Heritage Site

◯ Yes
⊘ No

The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).
Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

◯ Yes
⊘ No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

⊘ Yes
◯ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

⊘ Yes
◯ No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenacy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

◯ Yes
⊘ No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains two or more dwellinghouses, and is:
• 18 metres or more in height (as measured from ground level to the top floor surface of the top storey of the building); or
• contains 7 or more stories.

◯ Yes
⊘ No

NOTE: More details on how to measure height and stories are available in paragraph (7) of Article 9A of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the related government guidance.

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

This application seeks prior approval for the change of use of the first floor, previously used as office space, to create two self-contained studio flats 1B-1P (Class C3) under Class MA permitted development rights

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Please see attached plans

What will be the net increase in dwellinghouses?

2

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

The proposed change of use of the first floor to two self-contained studio flats (Class C3) is not expected to generate significant transport or highway impacts. Residential use typically results in lower vehicle movements compared to the former use as office space, which would have had higher footfall from employees and visitors throughout the day. The site benefits from existing safe and suitable access points, which will remain unchanged and are sufficient to support the proposed residential use without modification. To support the development, designated parking spaces (if applicable) will be provided in line with local authority standards, or on-street parking will be utilized where available. The site is well-connected to public transport, with nearby bus stops and/or train stations offering convenient travel options for residents, thereby reducing reliance on private vehicles. Secure cycle storage facilities will also be provided to encourage sustainable modes of transport. Any potential impacts will be mitigated by maintaining clear signage, ensuring visibility at access points, and providing safe pathways for both pedestrians and vehicles. Collectively, these measures, along with compliance with local planning policies, ensure that the proposed development will have no adverse impact on transport or highway networks while offering safe and sustainable access for future residents.

Please provide details of any contamination risks and how these will be mitigated

The proposed development does not present significant contamination risks as the site has historically been used as office space, a commercial use not typically associated with hazardous materials or processes. A preliminary site assessment has not identified any evidence of contamination; however, standard due diligence measures will be undertaken to ensure safety. Should any unexpected contamination be discovered during construction, appropriate action will be taken to mitigate risks. This will include the immediate cessation of works in the affected area, professional testing of the site, and the implementation of remedial measures in line with environmental regulations and industry best practices. All works will be carried out in accordance with local authority guidance and Building Regulations to protect future residents and the surrounding environment. These proactive measures ensure that any potential contamination risks are effectively identified and managed, maintaining a safe environment for both the development and the local community.

Please provide details of any flooding risks and how these will be mitigated.

The proposed site is not located within an area identified as being at high risk of flooding, according to the Environment Agency\u2019s flood risk maps. Therefore, the risk of flooding for this development is considered to be low. To ensure the development remains resilient to potential flooding events, standard mitigation measures will be implemented. If the site is situated within a low-risk flood zone, drainage systems will be designed to manage surface water runoff effectively. Sustainable Drainage Systems (SuDS) may be incorporated to control water flow and reduce the impact on the local drainage network. Additionally, all habitable areas will be positioned above potential flood levels, and construction materials and methods will adhere to Building Regulations to provide long-term protection against water ingress. These measures ensure that any potential flooding risks are effectively mitigated, safeguarding the development and its future occupants.

A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or

• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

The proposed development involves the conversion of the first floor, previously used as office space, into two self-contained studio flats 1B-1P (Class C3). The site does not currently accommodate any operational commercial premises, significantly reducing the likelihood of noise impacts. However, in the event that commercial activities resume on the ground floor or in the surrounding area, measures will be taken to mitigate potential noise impacts on future residents. To ensure a high standard of living for occupants, sound insulation measures will be integrated into the construction. These measures may include enhanced acoustic insulation within walls, ceilings, and floors, designed to meet or exceed the requirements set out in Building Regulations Approved Document E. Double-glazed windows will be installed to reduce noise transmission from external sources. Additionally, careful consideration will be given to the internal layout, with sensitive areas such as bedrooms and living spaces positioned away from potential noise sources. These steps will ensure a comfortable and quiet living environment for future residents.

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

N/A

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.
Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

N/A

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

N/A

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name:
2

Number:
255

Suffix:

Address line 1:
Wilmslow Rd

Address Line 2:

Town/City:
Manchester

Postcode:
M14 5LW

Declaration

I/We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

M Munshi

Date

31/03/2025