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Planning Statement

For UK Water Plus Ltd | 24-131

Proposal: Change of use of building to provide educational rooms (Class F1) on the ground floor, offices (Class E) and on the ground and first floor and a house of multiple occupation (HMO) (Sui Generis) at first and second floor level

Site: 2-4 Carrill Grove East, Levenshulme, Manchester, M19 3BT

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Project:	24-131
Site Address:	2-4 Carrill Grove East, Levenshulme, Manchester, M19 3BT
Client:	UK Water Plus Ltd
Date:	28 March 2024
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1. Introduction

1.1 This planning statement supports an application seeking full planning permission for a change of use of a building to provide educational rooms (Class F1) on the ground floor, offices (Class E) and on the ground and first floor and house of multiple occupation (HMO) (Sui Generis) at first and second floor level at 2-4 Carrill Grove.

1.2 The application is a resubmission of 138732/FO/2023 which was withdrawn on 8 March 2024 due to a request for additional information, concerns relating to bin storage, lack of cycle storage and the effect of the HMO on the character and appearance of the area and the amenity of neighbouring properties. This application seeks to address the concerns raised by the council in consideration of the application.

1.3 The applicant purchased the property as it currently exists on 5 April 2018. The ground floor of the existing building is currently used as educational rooms and offices. The first and second floors were converted into serviced apartments and rented out by the previous owner. However, this has ceased.

1.4 It will be demonstrated that the proposed uses would fully comply with local and national policy. The site is within a sustainable location within the Levenshulme District Centre as identified in the Local Plan. No external alterations are proposed to the building. There would be no harm to the character and appearance of the area or the amenity of neighbouring properties.

1.5 The proposal would comply with the development plan. Therefore, in accordance with Paragraph 11 of the Framework, planning permission should be granted. There are no material considerations to indicate otherwise.

2. Context

Site location and description

2.1 Located in Levenshulme district centre, the site comprises a two-storey detached building on the south side of Carrill Grove East on the corner with Cardus Street.

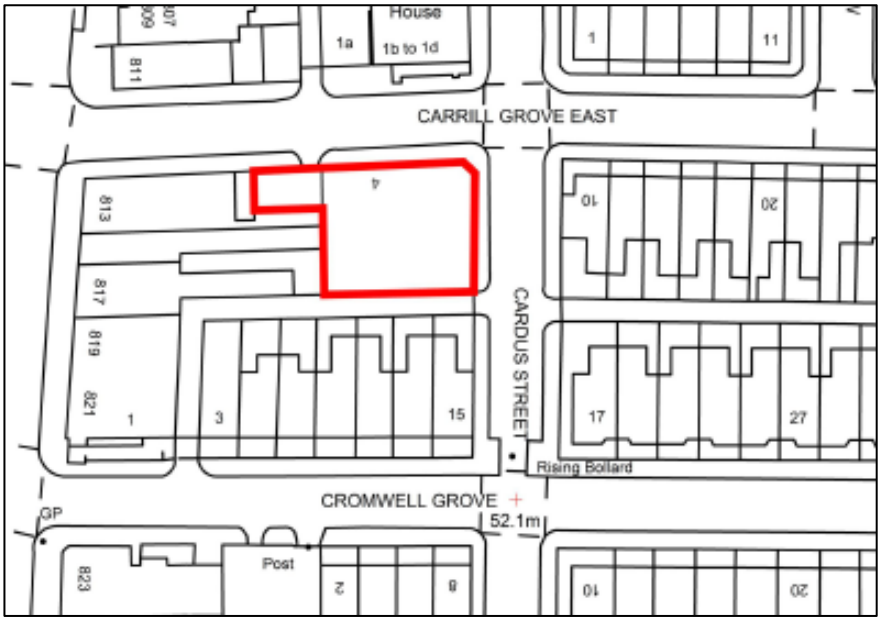
2.2 The site is surrounded by predominately residential properties.

2.3 Originally built as a warehouse, the building was used as a gym before being used as an education facility linked to the college.

2.4 There is no car parking on the site but there is a public car park approximately 100 metres southwest of the site on the opposite side of Stockport Road. The site is also within a highly sustainable location, as set out below and in the Transport Statement submitted.

2.5 Following planning approval in 2011 the educational use of the building commenced. This remains in offices 1 and 2 as shown on the plans submitted in support of this application. The uses of offices 3, 4 and 5 for office use commenced in 2018 following planning approval. At this time, the ground floor became mixed use, which is sought to be retained in this application.

Location plan:



Locational sustainability

2.6 The site is located within Levenshulme district centre and has close access to a number of shops, services and public transport. It is well served by retail and commercial services, including takeaways and a Tesco superstore.

2.7 Levenshulme train station is located approximately 220 metres away by foot with frequent trains directly to Manchester Piccadilly.

2.8 Stockport Road (A6) runs directly between the Manchester City Centre and Stockport Town Centre. On the A6 are frequently serviced bus stops, the closest being under 100 metres from the site.

2.9 This matter is assessed further in the Highways Statement submitted with the application.

Relevant planning history

2.10 The relevant history for the proposal site is found below:

- 093046/FO/2010/N2 – Proposed change of use to form college (Class D1) with associated elevational changes. The application was approved in September 2010.
- 118911/FU/2018 – Proposed a change of use from Class D1 (educational use) to Class A2 offices with associated external alterations. The application was approved in May 2018.
- 138732/FO/2023 – Proposed change of use of building to provide educational rooms (Class F1) on the ground floor, offices (Class E) and on the ground and first floor and a house of multiple occupation (HMO) (Sui Generis) at first and second floor level. The application was withdrawn in March 2024.

3. The application

3.1 The application proposes a change in use of the existing building.

3.2 There are no proposed external alterations to the building within this application.

3.3 It is proposed to retain three of the educational classrooms (Class F1) on the ground floor (Office 1 and 2) fronting Carrill Grove East.

3.4 It is proposed to retain the remaining rooms on the ground floor as offices (Class E) with one office at first floor level (units 3-5).

3.5 It is also proposed to change of use of the first and second floor into a 14-bedroom HMO (Sui Generis). Each room consists of a small kitchenette and en-suite bathroom. A communal kitchen/living room and lounge are available for residents at second floor level.

3.6 The floor areas of each use are summarised as follows:

- Education: 70 m^2
- Offices: 118 m^2
- HMO: 375 m^2

3.7 Following the previously withdrawn application, the adjacent unused yard has been incorporated into the site area and would be used for cycle and bin storage.

4. Policy context

Development plan context

4.1 The Manchester City Council development plan is made up of the Core Strategy 2012-2027, the Manchester Unitary Development Plan (UDP) and the Places for Everyone Plan (PfE).

4.2 The site is within the Levenshulme District Centre and within Central Manchester as identified on the local plan proposals map.

Manchester Core Strategy 2012 – 2027 (MCS) (Adopted July 2012)

4.3 Relevant policies from the Core Strategy are listed below:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy CC4 – Visitors - Tourism, Culture and Leisure
- Policy EC8 – Central Manchester
- Policy H5 – Central Manchester
- Policy H6 – South Manchester
- Policy H11 – Houses of Multiple Occupation
- Policy C2 – District Centres
- Policy C6 – South Manchester District Centres
- Policy DM1 – Development Management

Manchester Unitary Development Plan (adopted July 1995) (UDP)

4.4 There are no relevant saved UDP policies that apply to this application.

Places for Everyone (PfE) (adopted 21 March 2024)

4.5 Places for Everyone (PfE) is a joint Development Plan Document produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan). It identifies the quantum of new housing and employment development, supports the delivery of key infrastructure, and protects environmental assets.

4.6 Policies relevant to this application are:

- JP-J3: Office development
- JP-P1: Sustainable places
- JP-P5: Education, skills, and knowledge

National Planning Policy Framework (The Framework) (September 2023)

4.7 The Framework was most recently updated in September 2023. Paragraph 11(c) states that regarding decision taking, presumption should be made in favour of sustainable development which means:

> *"c) approving development proposals that accord with an up-to-date development plan without delay"*

4.8 It will be demonstrated in the following section of this statement that the proposal would comply with policies in the development plan.

5. Planning considerations

5.1 Planning permission is sought for a mix of uses including education (Class F1), offices (Class E) and HMO (Sui Generis).

5.2 The Framework states that:

> *"86. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management, and adaptation".*

5.3 The Framework identifies offices as main town centre uses and seeks to control these types of developments outside defined centres, using a sequential assessment where required. However, the site is located within an identified District Centre. Town centre uses apply to district centres as defined in the glossary.

5.4 The proposal would make efficient use of an existing building within a district centre, providing offices, educational rooms, and additional residential accommodation. Therefore, the principle of the proposed uses in this location should be supported.

5.5 The individual uses are assessed below.

Education

5.6 The proposal aims to retain the four rooms at the front of the building for educational purposes.

5.7 As set out in the planning history, planning permission was granted in 2010 for the change of use to form college (Class D1) with associated elevational changes (ref: 093046/FO/2010/N2).

5.8 These rooms will continue to be used by the college for educational purposes, continuing with the same opening hours that were permitted by their original planning permission from 2010. Originally there were 6 staff teaching 300 students with approximately 60-80 pupils a day. These numbers have reduced significantly since the reduction in educational rooms.

5.9 The principle of using these rooms for educational purposes has therefore already been accepted.

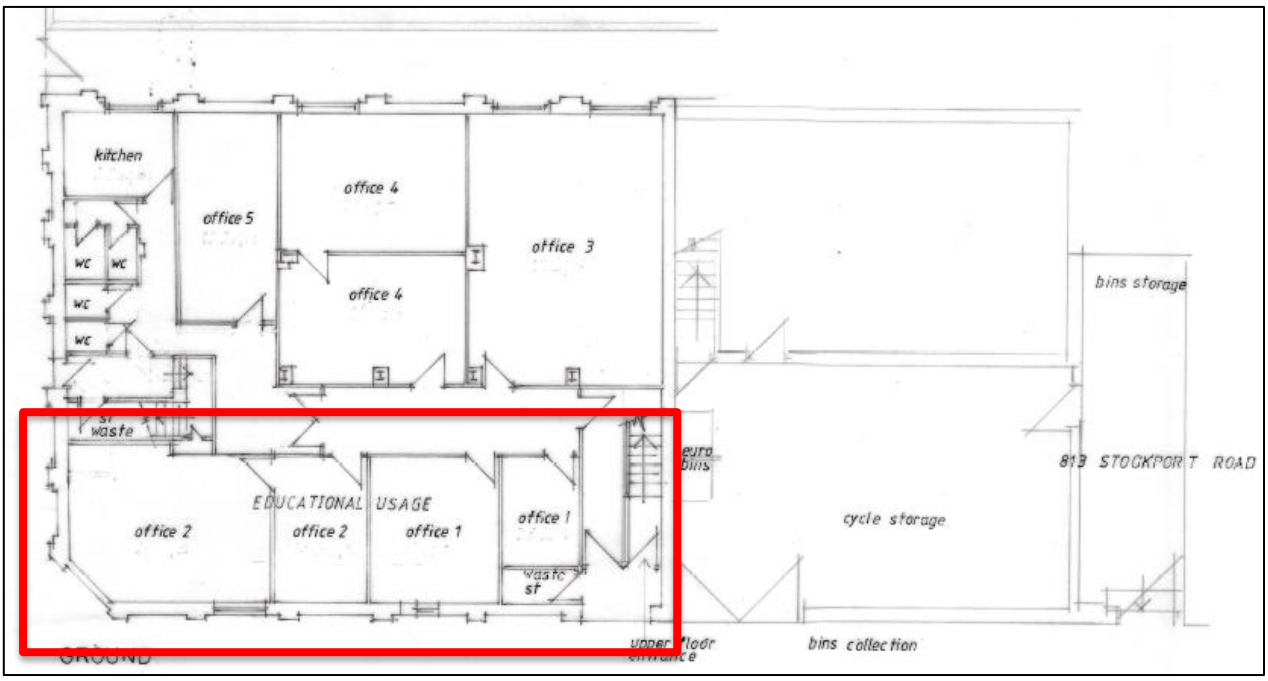
5.10 Policy SP1 states that one of the key spatial principles for Manchester is:

> *"Improve access to jobs, services, education, and open space by being located to reduce the need to travel and provide good access to sustainable transport provision. "*

5.11 Retaining the existing classrooms will ensure that the local college will not have a capacity cut which could impact on students. The site is in an area that is highly accessible on foot and is well served by public transport through trains and bus links.

5.12 The retention of the classrooms in units in this highly accessible location is policy compliant.

Existing floor plan (education rooms in red box):



Offices

5.13 It is proposed to retain the existing offices in the remainder of the ground floor layout with one office room at first floor level (Class E).

5.1 The site is located within Central Manchester as identified on the Local Plan proposals map. Policy EC8 of the Core Strategy refers to Central Manchester and states:

> *"The Council will promote development which has had regard to:*
>
> *Ensuring employment within Central Manchester complements those uses within the City Centre;*
>
> *Design opportunities offered by the key transport infrastructure such as the arterial roads Princess Parkway, Oxford Road, Stockport Road and Hyde Road"*

5.2 A large proportion of Levenshulme District Centre is located within South Manchester as identified on the Local Plan proposals map. Policy EC9 of the Core Strategy refers to South Manchester and states:

"South Manchester is not expected to make a significant contribution to employment provision within the City. New development is expected to mainly comprise office development, although proposals for high technology industry and research will also be supported.

Employment and economic development provision will be within:

2. District Centres of Chorlton, Didsbury, Fallowfield, Levenshulme and Withington. These will be suitable for mixed use development providing local needs and services".

5.3 The building has always been in commercial use. As set out in the planning history, a change in use to offices (Class A2) was approved in 2018. However, it is understood that this was not implemented.

5.4 District centres such as Levenshulme are designated as suitable for mixed use development providing local needs and services, which is proposed within this application.

5.5 The proposed offices will be located to the rear of the building at ground floor level and one office at first floor level (offices 3-6). There are 6 employees that work at the offices. The proposed office use is compatible with adjacent uses and is in a highly accessible location within the Levenshulme District Centre.

5.6 The proposed office use would not conflict with policy.

House of Multiple Occupation (HMO)

5.7 The application proposes the use of the existing 13 bedrooms as an HMO. The rooms would include a small kitchenette and en-suite bathrooms within two communal rooms for residents.

5.8 Policy H11 of the Core Strategy relates to Houses in Multiple Occupation. It seeks to restrict conversions from a C3 dwelling to a C4 HMO except in certain circumstances. However, the proposal does not involve a change in use of a dwelling.

5.9 The policy also states:

".....all proposals for conversion of existing properties into flats (which might not necessarily fall within Class C4), would be permitted only where the accommodation to be provided is of a high standard and where it will not materially harm the character of the area, having particular regard to the criteria in policy DM1".

5.10 Policy DM1 relates to development management and requires all development to have regard to matters including impact on the surrounding area and the effects on the amenity of neighbouring properties and highway safety.

5.11 The proposal would provide accommodation for those working and studying in the local area. The proposed HMO would be compatible with adjacent uses and is in a highly accessible location within the Levenshulme District Centre.

5.12 Having regard to the character of the area and surrounding uses, there would be no material harm to residential amenity, adding to the choice of housing in a highly sustainable location.

5.13 All rooms are served by a roof light. Each room would provide a bed, en-suite bathroom and small kitchenette with communal living rooms and kitchen. The proposal would provide high quality accommodation in a highly sustainable location. Whilst no outdoor amenity space is provided on site, large playing fields are easily accessible and located 400 metres to the east.

5.14 Due to the type of use proposed, character of the surrounding area, relationship with adjacent buildings and distances involved, there would be no loss of amenity to neighbouring properties.

5.15 To ensure security of all users of the building the office/educational rooms and the first-floor residential accommodation have separate secure doors.

5.16 The property is located within the district centre and the movements associated with the HMO use would not be result in any material harm to the amenity of nearby properties in this location.

5.17 No parking is provided on site. However, as set out in Section 2 of this statement and the Transport Statement submitted, the site is within a highly sustainable location, close to various shops and services and public transport.

5.18 The existing yard adjacent to the application building (to the rear of 813 Stockport Road) is not used at present and would be used as a bin store and secure cycle storage for the proposed development, accessed via a locked gate. The yard provides adequate space for bin storage and 4no. Sheffield type stands would be provided with spaces for 8 bikes. The yard has direct access to the road. The yard is not used by any other property. A separate passageway is available for rear access to 813 Stockport Road.

5.19 The proposal would make efficient use of an existing building within a district centre. The proposal would add to the choice of residential accommodation in a highly sustainable location. There would be no material harm to the amenity of neighbouring properties. The character of the area would not be adversely affected by the instruction of a residential use of an existing building in this location. The proposed HMO would not conflict with policies H11 or DM1.

6. Summary

6.1 This application seeks full planning permission for a change of use of building to provide educational rooms (Class F1) on the ground floor, offices (Class E) and on the ground and first floor and a house of multiple occupation (HMO) (Sui Generis) at first and second floor level at first and second floor level at 2-4 Carrill Grove.

6.2 It has been demonstrated that the proposed uses would fully comply with local and national policy. The site is within a sustainable location within the Levenshulme District Centre as identified in the Local Plan. No external alterations are proposed to the building other than to the yard to create the bin and cycle store. There would be no harm to the character and appearance of the area or the amenity of neighbouring properties.

6.3 The proposal would comply with the development plan. Therefore, in accordance with Paragraph 11 of the Framework, planning permission should be approved. There are no material considerations to indicate otherwise.

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