MANCHESTER CITY COUNCIL

Planning
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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

Suffix

Property Name

103-105

Address Line 1

Cheetham Hill Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M8 8PY

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

Easting (x)

384148

Northing (y)

399657

Description

Applicant Details

Name/Company

Title

Mr

First name

Munib

Surname

Ahmed

Company Name

Address

Address line 1

103-105 Cheetham Hill Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M8 8PY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Darren

Surname

Pomfret

Company Name

Manchester Building Design Ltd

Address

Address line 1

8 Gas Street

Address line 2

Hollingworth

Address line 3

Town/City

Hyde

County

Country

United Kingdom

Postcode

SK14 8JD

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 one or more dwellinghouse, and is:
• 18 metres or more in height (as measured from ground level to the highest part of the roof); and/or
• Contains 7 or more stories

◯ Yes
⊘ No

Description of Proposed Works, Impacts and Risks

Proposed works

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

Conversion of office units on the first and second floors to 7 No. self contained apartments.
In addition alterations to the rear elevation to rationalize the pitched and flat roof arrangements by introducing a new flat roof and raising the eaves level adjacent to the shared boundary + introducing larger windows and a new bathroom window / Velux Fire Vent window (the existing building satisfies the requirements of floor space / natural daylight etc. however it was agreed with the Council during pre-application advice that a hybrid application can be submitted comprising the Prior Approval application and proposed elevations)

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

Please see Existing Elevation drawings, all habitable rooms are provided with adequate natural light (without introducing the proposed fenestration changes that are also included in this application).

What will be the net increase in dwellinghouses?

7

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 site is deemed to be located in a sustainable location and it is not envisaged that occupiers of the proposed apartments will need own private cars. There are no changes proposed to the site access.

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

There are no known contamination risks at the site or in the surrounding area.

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

The site is in Flood Zone 1 and therefore there are negligible risks to the occupants from flooding.

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 apartments will be acoustically insulated with triple glazed windows and dry lining to the external walls that will also be required to comply with the thermal insulation under Part L of the Building Regulations. In addition the development will need to comply with Part E (Resistance to the Passage of Sound) for internal noise transmission.

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:
Unit 1 Ground Floor Retail

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 5 Ground Floor Cafe

Number:
105

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 2 - First Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 3a - First Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 3b - First Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 3c- First Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 7 - First Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 4a - Second Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 4b - Second Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 4c - Second Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 4d - Second Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 4e - Second Floor Office

Number:
103

Suffix:

Address line 1:

Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 4f - Second Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 4g - Second Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

House name:
Unit 4g - Second Floor Office

Number:
103

Suffix:

Address line 1:
Cheetham Hill Road

Address Line 2:

Town/City:
Manchester

Postcode:
M8 8PY

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

Darren Pomfret

Date

13/04/2024