

205 Stockport Road,
Altrincham,
Manchester,
WA15 7SW

Planning,
Manchester City Council,
PO Box 532,
Manchester,
M60 2LA

Sent via the Planning Portal only

30th August 2023

Dear Sir/Madam,

21 Fouracres Road, Newall Green, Manchester, M23 1FG

Hayley Knight Planning Limited, on behalf of EAM Lodge Community Interest Company, hereby apply to Manchester City Council for the variation of condition 4 of planning permission reference 087696/FO/2008/S2 which granted planning permission for the following development at 21 Fouracres Road, Newall Green:

Change of use from dwelling house (Class C3) to nursing care home for young people with complex health needs (Class C2) and erection of two storey rear extension to form lift shaft and single storey conservatory to rear together with formation of car park to front

This variation of condition application comprises of the following, as submitted on the Planning Portal (reference PP- 12387673):

- Application form.

These documents should be read alongside this submission letter, which sets out the planning considerations associated with the amendment.

The requisite fee of £234.00 has been paid directly through the Planning Portal.

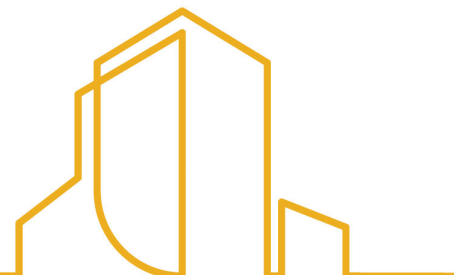
The Site

The Site comprises of a two/three storey building that has been operated as a nursing homes for young people with complex health needs since 2008. This Site is located in a residential area of South Manchester, with residential houses located on all sides of the Site. Access to the Site is directly provided off Fouracres Road.

The use of the building on site was established by planning permission reference 087696/FO/2008/S2, the full development description for which is set out above. This application granted planning permission on 23rd October 2008, and was subject to the following condition (4):



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The property known as 21 Fouracres Road shall be used as a C2 nursing care home operated by Elizabeth Marland, and for no other purpose (including any other purpose in Class C2 of the schedule to the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order, with or without modification.

The Care Homes on Site was extended in 2013, the associated planning permission (reference 100997/FO/2012/S2) also included the same condition wording (albeit at condition 5 of that permission). An application seeking to vary this condition has been submitted alongside this application for completeness.

The Proposal

This application is seeking to vary condition 4 of planning permission reference 087696/FO/2008/S2 to enable the Site to be operated by another party, as Elizabeth Marland is now looking to retire. The part of the condition relating to restriction of the use of the property however are to be retained, as the purchaser is wishing to continue operating the Site in the same way as the Applicant has historically. As such this application is seeking to change the wording of the condition to the following:

The property known as 21 Fouracres Road shall be used as a C2 nursing care home, and for no other purpose (including any other purpose in Class C2 of the schedule to the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order, with or without modification.

Planning Policy Context

The Local Plan for Manchester comprises of the Core Strategy (adopted on 11th July 2012), and the extant policies of the Unitary Development Plan (UDP). These documents comprise of the Statutory Development Plan the policies of which new development will be assessed against.

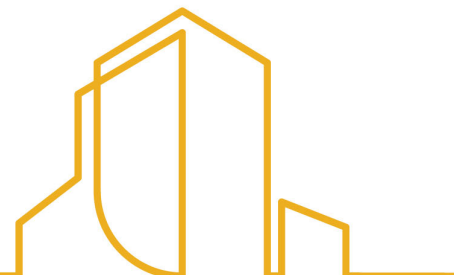
Planning Considerations

Since the granting of planning permission for the use of the building as a nursing care home for young people, the Council have adopted the Core Strategy. However, an extension to the Care Home was assessed against the Core Strategy policies in 2013 and duly approved. Notably the decision notice states that in respect of Core Strategy Policy SP1 one of the key principles is to create neighbourhoods of choice, providing high quality and diverse housing to meet local needs, and it was recognised that the proposal would continue to meet a specialised care need for residents of the City.

The Site has been operated in accordance with the conditions attached to the 2008 and 2013 permissions, and therefore has continued to meet the specialised care need in accordance with Policy SP1. During this time the Applicant has ensured that the Care Home provides a positive contribution to the local community, and have not received any complaints about the operation on Site, or its residents in this time. Indeed the Care Home has had positive ratings with Care Quality Commission since opening, and has a good relationship with relevant departments at the City Council authority, with many residents placed at the Site by Manchester City Council or NHS Manchester Continuing Healthcare.



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This application is seeking to vary condition 4 of planning permission reference 087696/FO/2008/S2 in order to remove the requirement for the Care Home to be operated by Elizabeth Marland. The remainder of the condition wording, which restricts the use to a nursing care home within Use Class C2, can remain in place to ensure that the Site continues to meet the current need for young people with complex health needs.

The reason for the variation of the condition is to enable the Applicant to retire, and importantly for the Site to continue operating for its current and future residents. The Applicant has identified a suitable buyer of the Site who will take over operation of it following the purchase. They have been carefully chosen because their values mirror those of the current Applicant and they are successfully running a similar operation in the South of England. The current operations at the Site will therefore remain the same should this application for the variation of condition 4 of permission reference 087696/FO/2008/S2 be successful in removing the requirement for Elizabeth Marland to run the Care Home. Details of the prospective purchaser and their current Homes can be provided if required during the course of the application.

Summary and Conclusion

Overall this application to vary condition 4 of planning permission reference 087696/FO/2008/S2 will enable the Applicant to retire, but ensure that the existing Care Home will continue to provide much need accommodation for young people with complex health needs in accordance with Core Strategy Policy SP1. Whilst Elizabeth Marland will no longer be involved in the running of the Home, great care has been taken to identify a purchaser who embodies the current values by the Applicant. This is evident by their current operations in the South of England, and therefore this variation of condition application should not result in any noticeable changes at the Site.

I trust the information submitted with the application is appropriate and can be registered and validated expeditiously. If there is anything further that we can assist with, please do not hesitate to contact me.

Yours sincerely,



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