

**Planning**

Telephone: +44 (0)161 234 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	<input type="text" value="398"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Wilbraham Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Manchester"/>
Town/city	<input type="text" value="Manchester"/>
Postcode	<input type="text" value="M21 0UH"/>

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

Easting (x)	Northing (y)
<input type="text" value="382162"/>	<input type="text" value="394041"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Armistead

Company Name

APL

Address

Address line 1

1 Crossland Road

Address line 2

Chorlton

Address line 3

Town/City

Manchester

County

Country

Postcode

M21 9GU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

James

Company Name

Simon James Arq Ltd

Address

Address line 1

Flat 1

Address line 2

6 Oak Avenue

Address line 3

Chorlton

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 8BB

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

Has the building been vacant for a continuous period of at least 3 months immediately prior to the date of this application?

☒ Yes

☐ No

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

Does the cumulative floor space of the existing building exceed 1,500 square metres?

☐ 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 tenancy 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 existing Veterinairy Clinic to 8 apartments within the existing building envelope.

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

All flats will have sufficient natural light and ventilation to satisfy current regulations with the apartments laid out to suit the existing elevations

What will be the net increase in dwellinghouses?

8

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 existing landscape layout has the area an area hard standing with an existing vehicle access off Ellesmere road that is adequate to accomodate 4 car parking spaces. This will provide sufficent spaces for 4 of the flats on the private land and there is at least 3 spaces of legal on street parking along the boundary of the 398 Willbraham road side elevation.

There is sufficient space on the plot to create 8 spaces for secure bicycle storage.

The property is located adjacent to a bus route, 300m from a tram stop with two lines, 500m from a major bus route along Barlow Moor road and a recently completed bicycle highway into manchester city centre.

The development is only 100m from Chorlton district centre and numerous other services including schools, shopping and medical centres etc. This is an ideal location for sustainable creation of new homes.

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

Historical maps show that the nearest Landfill area is over 1km from the site so the level of risk of contamination to the site is extremely low.

The work proposed does not disturb any of the existing ground to the outside of the building.

To remove any risk of contamination the developer will also firstly appoint a qualified environmental consultant company to initially prepare a desktop study and then if there is any possibility of some level of the risk of contamination prepare and carry out on site invasive investigations.

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

The site is in Flood Zone 1 which is the lowest level of flood risk and does not require mitigating details.

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 proposal is to convert all of the commercial buildings upper floors and it's upper floor ancillary spaces into residential units. There will not be any commercial unit anymore and so there will not be a noise problem. The flats will be separated acoustically to a standard that achieves the minimum of current building regulations.

The area is a residentail area and all the neighbouring properties are residential.

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

The building is not located in a Conservation area.

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

The building is not not in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

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

The proposal does not involve the loss of services provided by a registered nursery, or a health centre.

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:

Manchester Veterinary Clinic

Number:

398

Suffix:

Address line 1:

398 Manchester road

Address Line 2:

Chorlton

Town/City:

Manchester

Postcode:

M21 0UH

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

Simon James

Date

08/09/2023