

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143285/FO/2025

Date registered valid: 24 June 2025

Proposal: Conversion and change of use of part existing church building to provide a new 4 bedroom dwelling with insertion of new internal floor and including new rooflights, new external doors, part new rainwater goods and external works including air source heat pump and external fences

Address: St Marys Church, St Marys Street, Hulme, Manchester, M15 5RA

Ward(s): Hulme Ward

Applicant: Mr B Wild

Agent (if any): Mr M Wakeman, Architectural Designworks Limited

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 July 2025

Standard consultations: Printed: 16 July 2025 Expired: 6 August 2025

Neighbour notifications: Printed: 4 July 2025 Expired: 25 July 2025

Site notice: Posted: 9 July 2025 Expired: 30 July 2025

Press advert: Published: 8 July 2025 Expired: 29 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Grade II*

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a Grade II* listed St Mary's Church building situated within the Hulme ward of Manchester, close to Loreto College, Hulme Retail Park, and Princess Road (A5103). The proposal relates to the southeastern portion of the building only, with the northwestern portion already in operation as residential accommodation under previous planning permissions and Listed Building Consents (as detailed within the planning history section of this report).

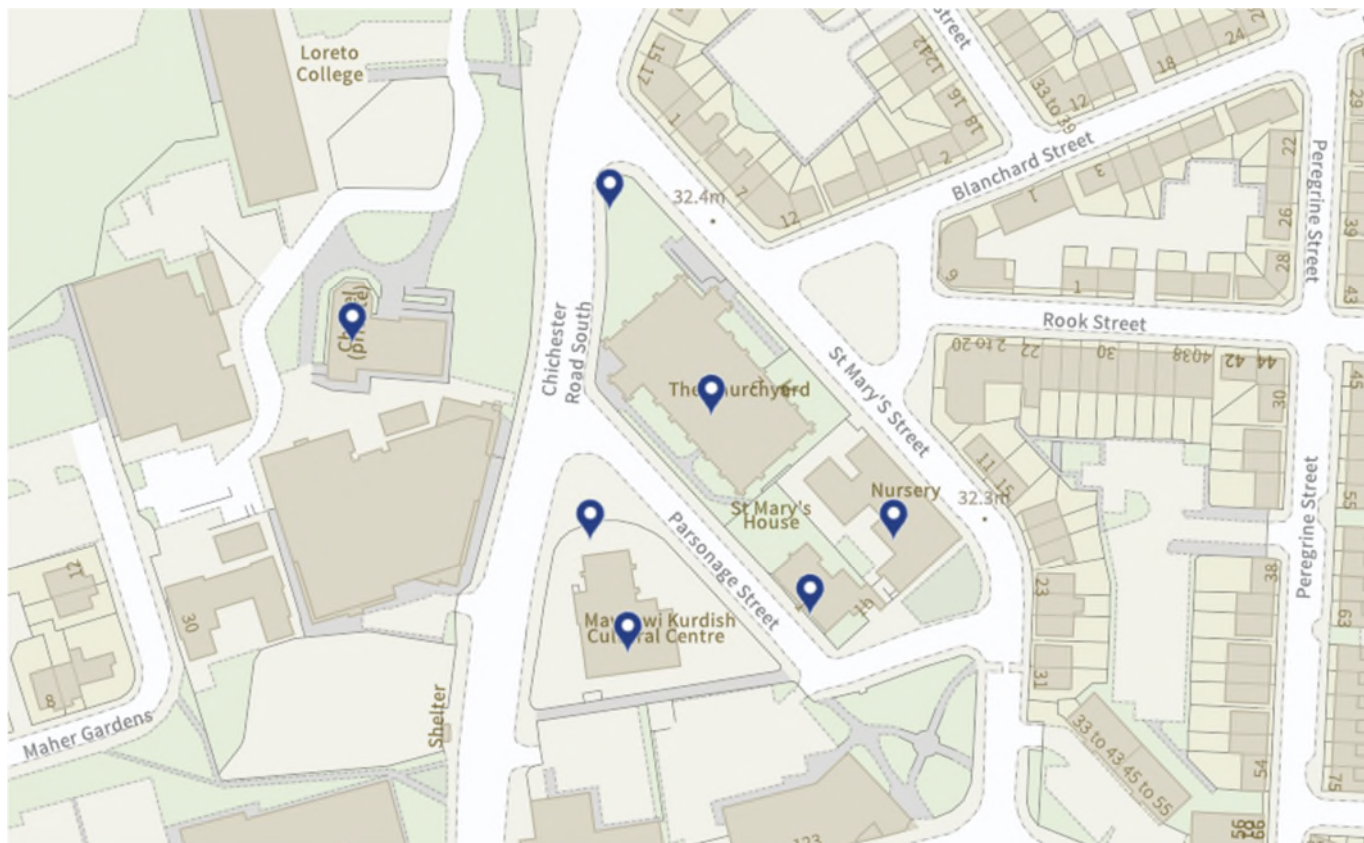
Built in the early 14th century geometrical style, St Mary's Church is constructed of coursed sandstone rubble with ashlar dressings and a slate roof. It features a large nave and chancel with north and south aisles and a very tall steeple to its northwestern end. The 4-stage tower has angle-buttresses, with 3-light windows to the 1st stage, cusped lancets to the 2nd stage, cusped 2-light windows to the 3rd stage, tall coupled belfry windows (formerly 2-lights but now void), with 3 orders of moulding and crocketed gables, a carved corbel table with a gargoyle in the centre of each side, parapet with crocketed corner pinnacles and a tall slender octagonal spire with lucarnes on 4 levels (the lowest of 2 lights). The tall 5-bay nave has pilasters, a corbel table to each bay, parapet with pitched coping terminating with large crocketed pinnacles at the junction with the chancel, and coupled 2-centred arched 2-light clerestory windows which have trefoil lights, quatrefoils in the heads, double-chamfered surrounds and hoodmoulds with figured stops (all different, as are the stops to all other hoodmoulds); and a very large 5-light west window with geometrical tracery. The 3-bay chancel, to almost the same height, has a clerestory with one window in similar style in each bay flanked by decorated blind arches, and a huge east window with 6 very tall lights in 2 groups with multifoil tracery and a wheel in the head. The buttressed aisles have large 2-centred arched 3-light windows with intersecting mullions, trefoil-headed lights and multifoil tracery in the heads, and hoodmoulds with carved stops (those to the nave aisle figured, and those to the chancel aisle foliated), and large crocketed pinnacles at the junction between nave and chancel; and at the west end of each

aisle a gabled porch which has angle buttresses, a 2-centred arched outer doorway (that on the south side with shafts and 2 orders of moulding, and that on the north side with semi-octagonal responds and wrought-iron gates), both with scissor-braced roofs and 2-centred arched inner doorways with moulded surrounds and doors with elaborately foliated strap hinges.

The interior of the southeastern portion of the building exists in a derelict and dilapidated state.

The site is bounded by St Mary's Street to the northeast, the adjacent Grade II listed buildings of St Mary's House and Moss Side People's Centre to the southeast, and Parsonage Street to the southwest with other listed assets situated nearby including St Mary's Junior School (Grade II), the playground wall of St Mary's Junior School (Grade II), the boundary wall to the churchyard of the Church of St Mary (Grade II), and the chapel building at Loreto College (Grade II).





Map of nearby listed assets







Description of development

The applicant is seeking permission for the “Conversion and change of use of part existing church building to provide a new 4 bedroom dwelling with insertion of new internal floor and including new rooflights, new external doors, part new rainwater goods and external works including air source heat pump and external fences”.

Planning history

035947 - Change of use of part of existing church to offices/lettable space – Approved (08.03.1990).

035948 - LISTED BUILDING CONSENT Internal alterations and construction of a new porch – Approved (08.03.1990).

040174 – LISTED BUILDING CONSENT Alterations to provide new main entrance door and external ramps to main entrance and office/workshops entrance – Approved (02.12.1991).

040417 - Alterations to provide new main entrance door and external ramps to main entrance and office workshops entrance – Approved (12.12.1991).

041442 - LISTED BUILDING CONSENT Erection of false ceiling and fitting out of central area space as offices – Approved (23.06.1992).

050337/LO/CENTL1/96 - LISTED BUILDING CONSENT Internal alterations to create 26no. new units of workspace following removal of existing units – Approved (30.10.1996).

050336/FO/CENTL1/96 - Creation of 26 units of work- space after removal of present units and including change of use of remaining portion of church, by insertion of 3 storey structure in nave and sub-division of aisles – Approved (30.10.1996).

056538/LO/CENTL1/99 - LISTED BUILDING CONSENT Alterations in connection with proposed conversion to offices and flats – Approved (09.05.2001).

056377/FO/CENTL1/99 - Conversion and refurbishment of church to form 8 flats and extended office space together with associated facilities – Approved (09.05.2001).

073632/LO/2004/S1 - LISTED BUILDING CONSENT for stripping out of non-original partition walls and making good fabric – Approved (08.12.2004).

075120/LO/2005/S1 - LISTED BUILDING CONSENT Creation of 5 self-contained flats south east end of church – Approved (02.09.2005) Not implemented.

075119/FO/2005/S1 - Creation of five self-contained flats at south east end of the church – Approved (02.09.2005) Not implemented.

Consultations & Notification Responses

In response to the original proposal, which sought planning permission for the “Conversion and change of use of part existing church building to provide a new 4 bedroom dwelling with insertion of new internal floor and including new rooflights, new external doors, part new rainwater goods and external works including air source heat pump and external fences”:

One letter of support was received from **a local resident**; the comments are summarised as follows:

- Support the development of the church, subject to the façade and interior remaining as intact as possible.
- The other half of the church is already converted but has retained the exterior and interior.
- Dislike the current exterior of the southeastern end of the church. The ‘temporary’ fence has been in place for years. To remove this would be a welcome change.
- The fence proposed should not look industrial and should be a modern green palisade fence near the bins.
- The rest of the garden should be open to revitalise what currently looks extremely poor, in terms of landscaping and fencing.
- The landscaping has not been maintained for years, and it makes the church look derelict.
- A welcome change, but landscaping must be imperative.
- Cycle storage should also be included.

One letter of objection was received from **a local resident**; the comments are summarised as follows:

- The church is already 50% flats.
- The remainder should be restored and neatly kept or at least converted into apartments to match.
- The noise pollution that will affect neighbouring occupiers would be unacceptable.

MCC’s Highways Services made the following comments:

- The addition of one single residential unit is unlikely to generate any significant increase in vehicle trips.
- The site is accessible by sustainable modes, with bus services located within a walkable radius of the site. Several opportunities for walking and cycling exist. Numerous attractions such as shops and schools can be accessed sustainably.
- The proposal does not include for any off-street parking. The addition of one single residential unit is unlikely to have an unacceptable parking impact on the nearby streets.
- In line with MCC Residential Guidelines, secure and sheltered cycle storage should be provided, at a minimum provision of one-per-residence.
- Bin storage has been indicated within the site’s curtilage with kerbside collection available.

MCC’s Environmental Health made no objection, requesting conditions relating to residential sound insulation and overheating, external plant/equipment/servicing, premises sound insulation, waste management, and imported soils.

Historic Buildings & Places made the following comments:

- St Mary’s as a building has been under varying degrees of threat for many years.

- It is good that the last section of the building is to be addressed under the current scheme and will be less intensive than the conversion scheme for the nave through the addition one residential unit.
- The chancel will be largely open to its full height and much of the new living space will be in an inserted capsule from which there should be very individual views up and out.
- No objections in principle.
- All stained glass should be retained.
- Secondary glazing should be avoided.
- Rooflights should be repositioned to appear more balanced.
- The painted murals should be conserved where possible. Details of their location should be provided.

Historic England made no objection, indicating that it is important to ensure that any adaptations to this building will not have an adverse effect on the historic fabric in the long term, and that the correct materials, plaster, mortar and paint are used, and that the building is adequately insulated and ventilated.

The Victorian Society made the following comments:

- Serious concerns in regard to the proposal.
- Insufficient detail provided in the planning submission for a Grade II* listed building.
- Supportive of the principle to preserve and find a new use for this portion of the church.
- Appreciate the efforts made to retain the key features of the space – including window tracery, stained-glass, wooden screen, and general volume of the space.
- More detail required in the Heritage Statement to reflect the significance and special interest of the building, particularly the existing murals.
- Concerns regarding the maintenance, conservation, and restoration of the building, including its tower. Lack of detail provided.
- The ASHPs risk further harm to the building as an inappropriate intervention on a major elevation.

In response to the revised proposal, which made alterations to the scheme (including, but not limited to, the provision of indicative glazed clerestory details and shadow gap details where first-floor accommodation and ground-floor enclosures are proposed to meet historic fabric) to lessen the proposal's impact upon the Grade II* Listed Building with greater consideration and recording also given to the building's heritage features.

Local residents – no further representations received.

MCC's Highways Services made the following comments:

- The development does not give rise to highway safety concerns or result in a severe impact on the local road network.
- The addition of one single residential unit is unlikely to generate any significant increase in vehicle trips.
- The site is accessible by sustainable modes, with bus services located within a walkable radius of the site. Several opportunities for walking and cycling exist. Numerous attractions such as shops and schools can be accessed sustainably.
- The proposal does not include for any off-street parking. The addition of one single residential unit is unlikely to have an unacceptable parking impact on the nearby streets.
- The adopted highways of St Marys Street and Parsonage Street extend to the wall line of the property. Both streets offer parking. Parking restrictions apply on St Marys Street, with permit holder and limited time parking. Parsonage Street has parking restrictions, offering permit holder parking along with limited fee-paying parking.
- Cycle storage facility can be seen in drawing D433/D08 rev C. This is in line with MCC Residential Guidelines, secure and sheltered cycle storage should be provided, at a minimum provision of one-per-residence.
- Bin storage has been indicated within the site's curtilage with kerbside collection available.

MCC's Environmental Health made no additional comments, indicating their original comments still apply.

Historic England indicated that they did not wish to offer any comments. They suggested the LPA seeks the views of their specialist conservation and archaeological advisers, as relevant.

The Victorian Society made the following comments:

- Having reviewed the application, we welcome the additional information supplied following our comments.
- This is an improved application, and the detail provided in the subsequent documents allay our previous concerns.
- We are content to defer to your Authority's Conservation Team on this application.
- In relation to the encaustic tiles specifically, the Society emphasises that replacements would have to be high quality to achieve a sympathetic effect.
- Successful tile recreation schemes are very possible, a good example being Stretford Public Hall, who recreated their C19th tiles following the hall entering into public ownership in 2015, though the Society are not aware of which company was used for the works; we would recommend that they are used as an example in this case.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN19 - Waste
- Policy H1 – Overall Housing Provision
- Policy H5 – Central Manchester
- Policy T1 – Sustainable Transport

The National Planning Policy Framework (NPPF, 2024)

- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 9 – Promoting Sustainable Transport
- Chapter 11 – Making Effective Use of Land
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (NPPF, 2025) – The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 6 – Delivering a Sufficient Supply of Homes
 - Policy HO7: Meeting the need for homes
- Chapter 12 – Making Effective Use of Land
 - Policy L2: Making effective use of land
 - Policy L3: Achieving appropriate densities
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places
- Chapter 15 – Promoting Sustainable Transport
 - Policy TR4: Street design, access, and parking
- Chapter 20 – Conserving and Enhancing the Historic Environment
 - Policy HE4: Securing the conservation and enhancement of heritage assets
 - Policy HE5: Assessing effects on heritage assets
 - Policy HE6: Proposals affecting designated heritage assets

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage
- Policy JP-S1: Sustainable Development

- Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
- Policy JP-J3: Type, Size, and Design of New Housing

Guide to Development In Manchester: The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development appropriate to Manchester. It seeks to retain the essential distinctiveness of its character areas, whilst not precluding new development.

Manchester Residential Quality Guidance (2017)

Appendix - Manchester's Emerging Space Standards

Technical Housing Standards – Nationally Described Space Standard (2015)

Issues

Principle – the principle of the proposal, to change the use of part of the existing church building (Class F1(f) to a 4-bedroom residential dwellinghouse (Class C3) together with the insertion of a mezzanine floor, new external doors, new rainwater goods, the installation of an air source heat pump and external fences, is acceptable given that a residential use is already extant in the northwest portion of the former church building. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual amenity, the Grade II* listed building, other designated assets, residential amenity, waste, parking, and highways impact, amongst other matters.

Use – the proposed change of use from Class F1(f) (place of worship) to a residential dwellinghouse (Class C3) is considered acceptable. The submitted application form confirms that the building is currently vacant, and no objections have been received from local residents regarding the loss of the former place of worship. Returning the building to an active and sustainable use aligns with national planning objectives promoting the effective use of land and would reduce the risk of prolonged vacancy and associated deterioration of this part of the site. The proposed residential use would be compatible with the established character of the surrounding area, noting that the northwestern end of the former church building is already in residential use under planning permission ref: 056377/FO/CENTL1/99 with a residential use approved at the southeastern end of the building previously under planning permission ref: 075119/FO/2005/S1. The proposal would therefore be consistent with the existing pattern of development and would not introduce an unfamiliar or discordant form of activity. For these reasons, the proposed change of use is considered acceptable.

Siting, scale, and massing – no extensions proposed, therefore, the siting, scale, and massing of the building would be unaffected.

Appearance and visual amenity – externally, the proposal would deliver a clear enhancement to the appearance of the building, which is currently in a state of disuse and visible deterioration. The replacement of non-original uPVC rainwater goods with cast-iron alternatives would provide a notable uplift in visual quality and better reflect the building's historic character. The installation of conservation-style rooflights, while resulting in a limited degree of harm through the loss of historic fabric, would nevertheless be sympathetic to the northwestern end of the building, where rooflights are already a feature. The proposed replacement of the non-original door on the northeast elevation with a new stained timber pivot door, together with the retention and repainting of the existing door on the southwest elevation, as well as the repair and cleaning of the stained-glass windows, would collectively contribute positively to the building's external appearance. In addition, the proposed alterations to the site's hard and soft landscaping, comprising new and reinstated pathways with opportunities for soft planting, are also considered to enhance the overall character and setting of the listed building.

Impact to the listed building and surrounding designated assets – the proposal involves a series of external and internal interventions to the Grade II* listed former church building. Taken collectively, the works would result in a limited degree of less than substantial harm, primarily associated with the introduction of new partitions, rooflights, and the mezzanine structure. However, the majority of the proposed works constitute repair, reinstatement, or sensitive adaptation, which would preserve or enhance the building's significance and secure its long-term sustainable use.

External works - the external works have been designed to conserve and enhance the building's historic character:

- The replacement of the non-original northeast door with a stained timber pivot door, and the repainting of the existing southwest door, will improve the architectural coherence of the elevations by reinstating materials more appropriate to the age and character of the church.
- The removal of modern uPVC rainwater goods and their replacement with traditional cast-iron fixtures represents a clear heritage uplift, reinstating traditional materials consistent with the building's original detailing.
- The installation of conservation-style rooflights and vent tiles introduces a functional intervention that results in a small degree of physical change. However, their conservation design, low-profile detailing, and positioning on roof slopes where rooflights are already characteristic ensure that the visual impact is limited and sympathetic to the existing roofscape.
- The repair and cleaning of stained-glass windows will address deterioration and reinstate the original appearance and functionality of these architectural features.

Overall, the external works are considered to make efforts to preserve the building's special interest whilst improving its condition and visual integrity. Notwithstanding this, to further ensure that there is no resulting harm to the Listed Building, conditions requiring the submission of samples and/or specifications of all external materials to be used in the development have been attached to the full planning application. Additionally, conditions requiring the submission of further details relating to the repair of existing windows and openings, works to mesh grilles, samples of rainwater goods, roof vents, external lighting, CCTV, and other external fittings, landscaping materials, and surveys/samples of stonework and mortar are proposed to be attached to the accompanying Listed Building Consent application (143286/LO/2025).

Internal works - the internal works have been carefully designed to minimise impact on historic fabric, retain key features, and introduce reversibility where possible:

- New partitions and the mezzanine structure introduce subdivision within the internal space; however, these elements include indicative details of shadow gaps, slim framing, glazed clerestories, and minimal junctions to maintain the legibility of the original spatial arrangement and allow continued appreciation of the roof structure, arches, and fluted detailing.
- The installation of secondary glazing has been sensitively designed to sit within existing structural depths and avoid loss of historic mouldings, ensuring the intervention is reversible and visually recessive.
- Historic fabric, including stone slabs, encaustic and small-format tiles, wall panelling, and timber screens, is to be retained, repaired, or reinstated where feasible, securing the long-term preservation of internal surfaces and detailing.
- New functional spaces such as the cloakroom, utility area, and kitchen have been arranged against less sensitive parts of the interior, reducing the need for interventions in areas of higher heritage significance.
- The mezzanine's glazing strategy ensures that the building's architectural character, including carved truss gussets and aisle ceilings, remains perceptible from both ground and first-floor levels.

Whilst the proposal will introduce a degree of harm to the Grade II* Listed Building, primarily through the introduction of new partitions, rooflights, and internal sub-division, the harm is considered to be less than substantial and is able to be mitigated further through the imposition of appropriately worded conditions requiring the submission of further details (i.e., detailed design drawings of junction and shadow-gap details, full construction and fixing details for new internal structures and enclosures, full mechanical and electrical fit-out design, detailed designs of entrance doors and secondary glazing, samples and/or specifications of internal materials and finishes, and methodology statements) to be attached to the accompanying Listed Building

Consent application (143286/LO/2025). The proposal is considered to have adopted a sensitive design approach and would deliver several heritage gains, including reinstatement of traditional materials, repair of stained glass, removal of unsympathetic modern fabric, improved long-term maintenance conditions, and securing the building's viable re-use.

In accordance with paragraph 215 of the National Planning Policy Framework, the identified harm is outweighed by the public benefits, which include the conservation of a significant Listed Building, the enhancement of its external appearance, the arrest of ongoing deterioration, and the securing of a sustainable long-term use. The proposal therefore represents an acceptable level of change to the Grade II* Listed Building and, subject to adhering to the aforementioned conditions, would preserve its special interest whilst enabling its continued use and enjoyment for future generations.

Residential amenity – as no extensions are proposed, issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy are not anticipated.

The proposal seeks to introduce a single residential dwelling, which is not considered to represent an over-intensification of the site. Indeed, the level of activity associated with a single family dwelling would be expected to result in fewer comings and goings than the site's existing use as a place of worship (as indicated on the submitted application form). As such, the proposal is not considered to have an unduly harmful impact on the amenity of neighbouring occupiers.

Waste storage and management – The proposal includes provision for 4 no. refuse bins located at the southeast end of the building, screened from public view by the proposed 2m-high timber-slatted fence. Internal bin-storage locations have also been identified within the scheme. The designated collection point is on St Mary's Road. MCC's Environmental Health Services have reviewed the arrangements and confirmed they are acceptable for a residential dwelling.

Parking and highways impact – MCC's Highways Services has raised no objection to the proposal, noting that the creation of a single residential unit is unlikely to result in any significant increase in vehicle trips. The site benefits from good accessibility to sustainable transport modes, with bus services located within a reasonable walking distance and several opportunities for walking and cycling in the surrounding area. A range of local facilities, including shops and schools, can also be accessed by sustainable means. Although the proposal does not include any off-street parking provision, the introduction of one dwelling is not considered to give rise to an unacceptable impact on on-street parking demand in the locality.

Cycle storage – one secure cycle parking space is proposed within a new shed positioned at the southeast end of the building. The structure would be screened from public view and would provide an appropriate level of provision, meeting the required standard of one cycle space per dwelling.

Landscaping - the proposal includes the reinstatement of a gravel path in the southwest corner of the site, reconnecting the existing route to the proposed side gate. A new gravel path is also proposed to the front (northeast) elevation, linking through to the southeast end of the building and the basement door. The existing stone-paved path along the northeast side of the building would be upgraded with replacement stone paving, a new stone threshold, and new stone edgings. Soft planting is proposed along the northeast frontage of the building, with final details to be secured by condition. Collectively, these works represent a clear enhancement to the current landscaping and overall appearance of the site.

Boundary treatment – no new openings are proposed to the Grade II listed boundary wall. A new 2m-high timber-slatted fence is proposed at the southeast end of the building to screen the bins, air source heat pump, and cycle-storage shed. The fence would be freestanding and not fixed to either the church building or the boundary wall, ensuring no impact on historic fabric. To ensure that the appearance of the proposed fence is acceptable and does not harm the setting of the Listed Building, a condition requiring the submission of a materials sample has been attached to the accompanying Listed Building Consent application (143286/LO/2025).

Air source heat pumps – the proposed air source heat pumps would be located at the southeast end of the building and screened from public view by the proposed 2m-high slatted timber fence. To safeguard the amenity of neighbouring occupiers, a condition requiring the submission of an acoustic scheme has been attached. It is also noted that the properties situated to the southeast of the site do not appear to be in residential use: the Grade II listed St Mary's House is understood to have last operated as a dental practice and offices, and the Grade II listed Moss Side People's Centre was last recorded as being in use as a nursery. As such, the potential for adverse impact upon residential receptors is limited.

Standard of accommodation – the proposal would create a 4-bedroom / 8-person dwellinghouse across two floors, providing a gross internal floor area (GIA) of approximately 497 sqm, as stated on the submitted application form. This significantly exceeds the Nationally Described Space Standard (NDSS) requirement of 124 sqm for a dwelling of this size and occupancy, ensuring a high standard of spacious accommodation.

All habitable rooms within the dwelling would benefit from at least one window, providing good levels of natural light and outlook for future occupants. The scheme also provides external amenity space to both the front and rear of the building, further contributing to the quality of the residential environment. On this basis, the proposed standard of accommodation is considered acceptable.

MCC's Environmental Health Services requested that a condition be attached requiring the submission of a scheme of noise insulation be submitted to protect future occupants from road traffic noise. However, the installation of typical acoustic measures, such as replacement glazing, has the potential to harm the historic fabric of the Grade II* Listed Building. In response, the applicant has proposed the use of secondary glazing, which seeks to provide an appropriate level of noise attenuation whilst being both sensitive to and reversible in relation to the building's heritage significance. This approach is considered acceptable.

Construction impacts – any impacts associated with construction would be short lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon the visual and residential amenity of the area, designated assets and their setting, amongst other issues, as it broadly complies with saved policies DC19 and DC26 of the Unitary Development Plan for the City of Manchester policies DM1 , EN1, EN3, EN4, EN19, T1, and SP1 of the Manchester Core Strategy, chapters 9, 12 and 16 of the National Planning Policy Framework (2024), and policies JP-P1, JP-P2, and JP-S1 of Places for Everyone

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

'Proposed roof plan', numbered 'd433/D11', received by the City Council as Local Planning Authority on the 24th June 2025.

'Proposed elevations', numbered 'd433/D12 rev C', received by the City Council as Local Planning Authority on the 3rd October 2025.

'Proposed ground floor plan', numbered 'd433/D09 rev D', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed first floor plan', numbered 'd433/D10 rev D', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed section d-d', numbered 'd433/D13 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed long section e-e', numbered 'd433/D14 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed long section f-f and g-g', numbered 'd433/D15 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed fenestration details', numbered 'd433/D16 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed lighting strategy', numbered 'd433/D17 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Partition details', numbered 'd433/D20 rev A', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed site plan', numbered 'd433/D08 rev C', received by the City Council as Local Planning Authority on the 15th September 2025.

Proposed works shown on the drawing titled 'Existing elevations', numbered 'd433/D05 rev A', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing cross section a-a', numbered 'd433/D06 rev B', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing long sections', numbered 'd433/D07 rev A', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing floor finishes', numbered 'd433/D18', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing floor plan with heritage features', numbered 'd433/D19', received by the City Council as Local Planning Authority on the 3rd October 2025.

'PLANNING RESPONSE 11.02.26', received by the City Council as Local Planning Authority on the 12th February 2026.

'SCHEDULE OF WORKS TO IDENTIFIED HERITAGE ASSETS', received by the City Council as Local Planning Authority on the 23rd October 2025.

'INDICATIVE HEATING STRATEGY', numbered 'W2316-RWA-00-00-DR-M-5601 SK01', received by the City Council as Local Planning Authority on the 24th June 2025.

'INDICATIVE VENTILATION STRATEGY', numbered 'W2316-RWA-00-00-DR-M-5701 SK01', received by the City Council as Local Planning Authority on the 24th June 2025.

'Appendix E – Waste Management Strategy REVISION A', received by the City Council as Local Planning Authority on the 15th September 2025.

'Waste strategy plan', numbered 'd433/D30', received by the City Council as Local Planning Authority on the 15th September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of development, samples and/or specifications of all materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Air source heat pump – noise:

a) Notwithstanding the details included within the documents and drawings listed under condition no.2 of this approval, prior to the installation of the air source heat pump hereby approved, either a scheme that demonstrates that the air source heat pump will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the air source heat pump so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) Prior to the first operation of the air source heat pump, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the air source heat pump achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, before operation of the air source heat pump can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

5) Landscaping:

a) Notwithstanding the details included within the documents and drawings listed under condition no.2 of this approval, within 3 months of the commencement of development, details of both hard and soft landscaping works together with a timescale for implementation shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) The landscaping works shall be carried out in accordance with the approved scheme.

c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

6) Waste:

The development hereby approved shall be carried out in accordance with the details specified in the following approved documents titled:

'Appendix E – Waste Management Strategy REVISION A', received by the City Council as Local Planning Authority on the 15th September 2025.

'Waste strategy plan', numbered 'd433/D30', received by the City Council as Local Planning Authority on the 15th September 2025.

The approved waste related arrangements and facilities shall be implemented, maintained and retained thereafter for their intended purpose whilst the development is in use.

Reason - In the interests of amenity and public health pursuant to policies, SP1, DM1, and EN19 of the Manchester Core Strategy and to ensure that there are adequate waste storage receptacles for occupiers of the development.

7) Cycle parking:

The proposed cycle storage arrangements, shown on the approved drawing titled 'Proposed site plan', numbered 'd433/D08 rev C', received by the City Council as Local Planning Authority on the 15th September 2025, shall be installed and made fully available for use of those residing at or visiting the development prior to the first use of the development.

The cycle storage facilities shall thereafter be retained and kept available at all times for their intended purpose whilst the development is in use.

Reason - To ensure that adequate provision is made for bicycle parking so that persons residing at or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

8) C3(a) use restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

9) Short-term stays restriction:

The residential use hereby approved shall be used only as a private dwelling (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives:

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)
National Amenity Societies
Highway Services
Environmental Health

Ground Floor, Georgie Porgies, St Mary's Street, Hulme, Manchester, M15 5WB
Rekindle, First Floor, Georgie Porgies, St Mary's Street, Hulme, Manchester, M15 5WB
9F St Mary's Street, Hulme, Manchester, M15 5WB
9H St Mary's Street, Hulme, Manchester, M15 5WB
9G St Mary's Street, Hulme, Manchester, M15 5WB
9E St Mary's Street, Hulme, Manchester, M15 5WB
9C St Mary's Street, Hulme, Manchester, M15 5WB
9D St Mary's Street, Hulme, Manchester, M15 5WB
9B St Mary's Street, Hulme, Manchester, M15 5WB
9A St Mary's Street, Hulme, Manchester, M15 5WB
19 St Mary's Street, Hulme, Manchester, M15 5WB
Parsonage Dental Practice, 1B Parsonage Street, Hulme, Manchester, M15 5WD
Georgie Porgies, St Mary's Street, Hulme, Manchester, M15 5WB
Mawlawi Kurdish Cultural Centre, Parsonage Street, Hulme, Manchester, M15 5WD
Kath Locke Community Health And Resource Centre, 123 Moss Lane East, Manchester, M15 5DD
Flat 8, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 6, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 4, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 5, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 3, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 2, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 1, 2 St Mary's Street, Hulme, Manchester, M15 5RA
2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 9, 2 St Mary's Street, Hulme, Manchester, M15 5RA
29 St Mary's Street, Hulme, Manchester, M15 5WB
27 St Mary's Street, Hulme, Manchester, M15 5WB
21 St Mary's Street, Hulme, Manchester, M15 5WB
17 St Mary's Street, Hulme, Manchester, M15 5WB
11 St Mary's Street, Hulme, Manchester, M15 5WB
1 Parsonage Street, Hulme, Manchester, M15 5WD
5 St Mary's Street, Hulme, Manchester, M15 5WB
3 St Mary's Street, Hulme, Manchester, M15 5WB
1 St Mary's Street, Hulme, Manchester, M15 5WB
25 St Mary's Street, Hulme, Manchester, M15 5WB
15 St Mary's Street, Hulme, Manchester, M15 5WB
17C Chichester Road South, Manchester, M15 5PL
17A Chichester Road South, Manchester, M15 5PL
12B Blanchard Street, Manchester, M15 5PN
8 Blanchard Street, Manchester, M15 5PN
2 Blanchard Street, Manchester, M15 5PN
20 Rook Street, Manchester, M15 5PS
18 Rook Street, Manchester, M15 5PS
16 Rook Street, Manchester, M15 5PS
14 Rook Street, Manchester, M15 5PS
12 Rook Street, Manchester, M15 5PS
10 Rook Street, Manchester, M15 5PS

8 Rook Street, Manchester, M15 5PS
6 Rook Street, Manchester, M15 5PS
4 Rook Street, Manchester, M15 5PS
2 Rook Street, Manchester, M15 5PS
Chichester House, 91 Moss Lane East, Manchester, M15 5GY
17B Chichester Road South, Manchester, M15 5PL
1A Parsonage Street, Hulme, Manchester, M15 5WD
7 St Mary's Street, Hulme, Manchester, M15 5WB
Loreto College, 146 Chichester Road, Manchester, M15 5PB
12C Blanchard Street, Manchester, M15 5PN
15 Chichester Road South, Manchester, M15 5PL
18 Heron Street, Manchester, M15 5PR
16 Heron Street, Manchester, M15 5PR
12A Blanchard Street, Manchester, M15 5PN
10 Blanchard Street, Manchester, M15 5PN
6 Blanchard Street, Manchester, M15 5PN
4 Blanchard Street, Manchester, M15 5PN
87 Moss Lane West, Manchester, M15 5PE
31 St Mary's Street, Hulme, Manchester, M15 5WB
23 St Mary's Street, Hulme, Manchester, M15 5WB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA