

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144700/FO/2025
Date registered valid: 24 December 2025
Proposal: Change of use from former off license (No.96) and former barbers (No.98) to adult training centre (use class F1).
Address: 96-98 Claremont Road, Manchester, M14 4RR
Ward(s): Whalley Range Ward

Applicant: Mr Jason Mitchell
Agent (if any): Mr Darren Pomfret, Manchester Building Design Ltd
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 31/03/2026

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 05/02/2026

Standard consultations:

Printed: 5 January 2026 Expired: 26 January 2026

Neighbour notifications

Printed: 5 January 2026 Expired: 26 January 2026

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application relates to two unoccupied commercial units on the ground floor of 96 and 98 Claremont Road. This section of Claremont Road is mixed in terms of its character, consisting of commercial ground floor units with residential on the upper floors.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the change of use from retail use (class E) to adult training centre (class F1).

Consultations & Notification Responses

Neighbours, as per appendix 1 – 1 no. comment received in support of the application supporting bringing vacant units back into use.

Highways – No objection to the proposal, recommend secure bike storage condition which the applicant has implemented to the proposal, therefore the condition is not required.

Greater Manchester Police – No objection to the proposal, make recommendations of the following secure by design practices:

- Consideration should be given to a modest CCTV system cover and alarm to cover the building out of hours.
- The front entrance and rear yard area should be illuminated in the hours of darkness via the use of dusk till dawn sensors on the light fixtures.
- Staff should be provided with a secure area to store personal belongings (i.e. lockers) within a secure area of the school building which is restricted to staff, such as the staff room.
- Any alterations to the building should be complete to the Secure by Design standards.

Environmental Health – No objection to the proposal, advise the waste management condition below.

Current Uses and Operating Hours:

No.96: Current use is Class E as it operated as a hairdresser for more than 10 years. The operating hours exist from the last formal planning consent reference 20439 (Sunday – Thursday: 8:00a.m. to 11:30p.m. and Fridays & Saturdays: 8:00a.m. – 12:00a.m.)

No.98: Current use is Class E as it operated as an off-licence for more than 10 years. The operating hours exist also from established use so are not currently controlled by a planning condition.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste
- Policy EC1 - Employment and Economic Growth in Manchester
- Policy EC9 - South Manchester

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC26 – Development and Noise

Places for Everyone

Places for Everyone (2022-2039) – 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.

The following policies are relevant:

- JP- S1- Sustainable development
- JP-S5 – Clean Air

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The principal of changing the use of commercial units to adult training/education uses is considered an acceptable principle, however consideration must be given to the proposals impact on the residential amenity of the neighbouring occupiers, as well as the potential impacts on the highway and additional waste pressures. As this application is for a change of use only, there is no external changes that would impact on visual amenity.

Residential Amenity

When assessing the proposed change of use, consideration must be given to any potential impacts on the amenity of nearby residents, including issues such as noise, odour, comings and goings, operating hours, and the general nature of the use. The proposal seeks to establish an adult education facility providing IT training courses. This is considered to be a low-intensity use.

The site has historically accommodated a range of commercial uses including off-licences, barbers, and hot food takeaways. These former uses typically generate higher levels of activity, particularly in relation to noise, odour, customer movements, and late-night operation. In comparison, the proposed educational use is not expected to result in a greater level of disturbance and is likely to operate in a more predictable manner, with timetabled classes.

The applicant has requested operating hours of 08:00 to 22:00 to allow for evening classes. These proposed hours represent a reduction from the previously approved hours, which extended to 23:30 Sunday to Thursday and 00:00 on Fridays and Saturdays. The reduction in late-night opening is therefore expected to lessen the potential for disturbance during sensitive evening periods.

Greater Manchester Police has been consulted on the application and has no objection, but makes recommendations such as CCTV, security lighting, lockers for staff. The applicant has confirmed these measures will be actioned.

Given the nature of the use and the reduced operating hours, it is considered that the proposal would not give rise to any unacceptable impacts on residential amenity. The change of use is anticipated to have a positive impact compared to previous commercial operations, particularly for the residents in the apartments located above and opposite the units.

Impact on Highway

The stated number of students/staff at any one time is stated by the applicant to be no more than 23 (20 students 3 staff) at maximum, with good public transport links on the adjacent Princess Road and cycle store provided for staff. The previous uses as off licence and barber shop would likely generate a similar number of trips to a use of this nature. Highways have no objection to the proposal and do not anticipate an unacceptable increase in trips generated than the previous use.

The applicant has confirmed that the maximum number of occupants at any one time would be 23 people (comprising 20 students and 3 staff). The site benefits from strong sustainable transport connections, with frequent bus services operating along the adjacent Princess Road, and secure cycle storage is to be provided on site for staff.

The previous uses of the unit (off-licence and a barbers) are considered to have generated a comparable level of footfall and vehicular trips to that expected from the proposed education use. Given this context, the development is not anticipated to result in any material increase in trip generation or parking demand within the local highway network.

Furthermore, highways officers have reviewed the proposal and raises no objection, confirming that the scale and nature of the use would not give rise to any unacceptable impact on highway safety or the efficient operation of the network.

Conclusion

The proposed change of use to an adult education facility is considered acceptable and in accordance with the Manchester Core Strategy, the extant UDP policies, Places for Everyone, and the National Planning Policy Framework. The use would support sustainable economic activity within an existing commercial unit and would not result in any unacceptable impacts on residential amenity, highway safety, or the local environment. The proposed hours of operation are a reduction over the previous uses, and the nature of the educational use is anticipated to be low-intensity compared with former uses. With no objections from highways, Greater Manchester Police or environmental health officers, the proposal is considered to be acceptable.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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:

- a. Drawing – Proposed Elevations – 29 September 2025.
- b. Drawing – Proposed Floor Plans – 13 October 2025.
- c. Drawing – Proposed Site Plan – 29 September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Use Class 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) the premises shall only be used as a Adult Training Centre, and for no other purposes within Class F1, 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 interests of residential amenity and free flow of traffic and in compliance with DM1 of the Core Strategy and the National Planning Policy Framework.

4. Waste Storage:

Prior to the first use/occupation of the development hereby approved, a detailed scheme showing the design, location and size of a facility to store refuse and waste materials shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first use/occupation of the development and retained thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

5. Hours of Operation:

The premises shall only be open to customers between the following hours:
08:00a.m to 22:00p.m Monday to Sunday.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

93 - 95 Claremont Road, Manchester, M14 4RG
99 Claremont Road, Manchester, M14 4RG
97 Claremont Road, Manchester, M14 4RG
Unit 1, 185 Princess Road, Manchester, M14 4RL
104 Claremont Road, Manchester, M14 4RR
102 Claremont Road, Manchester, M14 4RR
Timpson, Unit 2, 187 Princess Road, Manchester, M14 4RL
104A Claremont Road, Manchester, M14 4RD
102A Claremont Road, Manchester, M14 4RD
100A Claremont Road, Manchester, M14 4RD
98A Claremont Road, Manchester, M14 4RD
96A Claremont Road, Manchester, M14 4RD
94A Claremont Road, Manchester, M14 4RD
92A Claremont Road, Manchester, M14 4RD
187 Princess Road, Manchester, M14 4RL
Flat 12, 183 Princess Road, Manchester, M14 4RH
Flat 9, 183 Princess Road, Manchester, M14 4RH
Flat 6, 183 Princess Road, Manchester, M14 4RH
Flat 4, 183 Princess Road, Manchester, M14 4RH
Flat 1, 183 Princess Road, Manchester, M14 4RH
Flat 16, 183 Princess Road, Manchester, M14 4RH
209 Princess Road, Manchester, M14 7LT
94 Claremont Road, Manchester, M14 4RR
185 Princess Road, Manchester, M14 4RL
Flat 17, 183 Princess Road, Manchester, M14 4RH
Flat 15, 183 Princess Road, Manchester, M14 4RH
Flat 14, 183 Princess Road, Manchester, M14 4RH
Flat 11, 183 Princess Road, Manchester, M14 4RH
Flat 10, 183 Princess Road, Manchester, M14 4RH
Flat 8, 183 Princess Road, Manchester, M14 4RH
Flat 7, 183 Princess Road, Manchester, M14 4RH
Flat 5, 183 Princess Road, Manchester, M14 4RH
Flat 3, 183 Princess Road, Manchester, M14 4RH
Flat 2, 183 Princess Road, Manchester, M14 4RH
207 Princess Road, Manchester, M14 7LT
205 Princess Road, Manchester, M14 7LT
203 Princess Road, Manchester, M14 7LT
128 Hartington Street, Manchester, M14 4RU
126 Hartington Street, Manchester, M14 4RU
124 Hartington Street, Manchester, M14 4RU
122 Hartington Street, Manchester, M14 4RU
98 Claremont Road, Manchester, M14 4RR
92 Claremont Road, Manchester, M14 4RR
100 Claremont Road, Manchester, M14 4RR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA