

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143742/FO/2025
Date registered valid: 28 August 2025
Proposal: Change of use from dwellinghouse (Class C3) to residential institution (Class C2)
Address: 322 Great Western Street, Manchester, M14 4DS
Ward(s): Moss Side Ward

Applicant: Mr Hashim Ubeid
Agent (if any): Mr Umayr Azam, Northedge Architecture
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 7 January 2026



Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 16 September 2025

Standard consultations:

Printed: 5 September 2025

Expired: 26 September 2025

Neighbour notifications

Printed: 5 September 2025

Expired: 26 September 2025

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

322 Great Western Street is a 2 storey end-terraced dwellinghouse located to the east of the junction with Acomb Street. To the rear of the site there is an alleyway and beyond that the dwellings on Acomb Street. On the opposite side of Acomb Street there is a commercial property, while on the opposite side of Great Western Street and next to the application site there are residential properties. The area is predominantly residential in nature.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is proposing to change the use of the property into a Class C2 (residential institution), namely a residential family assessment centre. Operations are summarised as follows:

- Provides 24-hour supervised accommodation for parents and their children.
- The purpose is to assess parenting capacity in a controlled environment.
- Often instructed by courts or local authorities in safeguarding cases.
- Staff prepare detailed assessment reports for social services or family courts.
- Residents usually stay weeks to months, depending on the court timetable.

The staffing arrangements are as follows:

Day shift (08:00–20:00):

- 1 x Manager/Senior Assessor
- 2 x Family Support Workers

- 1 x Admin/Reception (Mon–Fri)

Night shift (20:00–08:00):

- 1 x Senior Support Worker
- 1 x Family Support Worker

On-call social worker/assessor would also be available for urgent matters.

The assessment centre would offer a 4 -14-week placement focusing on assessing parents' ability to respond to their children's needs and promote their welfare. utilising CCTV and audio monitoring to observe parenting capabilities. It is hoped that the assessment centre will:

- Reduce the number of children entering care or requiring protective plans
- Enhance reunification where safe and appropriate
- Result in stronger professional collaboration, improved referrals, and quicker resolution pathways
- Help to tracking family stability, placement security, mental health engagements, school performance, and service responsiveness.

Consultations & Notification Responses

Local Residents – Two letter have been received from local residents, one objection to the proposal while the other has made more general observations. The comments are summarised below:

Observations:

- Great Western Street and the surrounding roads already experience parking pressures. The local resident hopes that the Council will consider whether the change of use to a C2 institution could increase demand for parking by staff, visitors, or service vehicles, and how this will be managed.
- As the property will move from a family dwelling to an institutional use, there may be more comings and goings, including at night. The local resident would be grateful if the potential impact on neighbours' amenity could be taken into account.
- This part of Moss Side is mainly family homes. It is trusted that the Council will consider how a C2 use fits within the existing residential character of the area.
- The local resident appreciates that the Council has a duty to balance community needs with planning policy and hope these points will be taken into consideration when assessing the application

Objections:

- Over the past 15 years, Moss Side has seen a significant loss of family homes due to predatory landlords converting C3 properties into HMOs, often through loopholes or enforcement delays. This has led to a fragmented community, with fewer long-term residents and increased issues such as waste, parking, anti-social behaviour, and planning breaches.
- A new trend is emerging where surplus HMOs or those stopped by enforcement are proposed for use as children's homes or facilities for vulnerable adults. While these uses are not inherently problematic, their cumulative impact on neighbourhood cohesion is severe. Moss Side urgently needs to retain family housing, especially larger homes for families currently overcrowded.

- 322 Great Western Street exemplifies this issue: once a four-bedroom family home, it now risks being lost to institutional use in an area already heavily impacted by HMOs (55 out of 115 houses). This undermines regeneration efforts nearby aimed at restoring family housing.
- Although the application is not for an HMO, its effect would be similar, further eroding community stability. There is concern that landlords will exploit such changes for profit, with little guarantee of community engagement. Given the historic role of this property as a family home and the acute need for such housing locally, the application should be refused.

Highway Services – Highways are satisfied that the proposed change of use will not have a detrimental impact on the highway nor its users. It is recommended that the application includes for a secure and sheltered cycle parking provision for two cycles (one for the family and one for the staff).

Supported Housing – While a range of supported accommodation options exist within the local area, none appear to present any significant risk to the operation of the proposed service at 322 Great Western Street.

Environmental Health – No comments received.

Policies

Draft National Planning Policy Framework (December 2025) – The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

Policy DM3 (*Determining development proposals*) – When considering development proposals, local planning authorities should:

- a) Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;
- b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
- c) Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;

- d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
- e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
- f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Sections 5 (*Delivering a sufficient supply of homes*) and 8 (*Promoting healthy and safe communities*) is of relevance:

Paragraph 61 in Section 5 states that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed

Paragraph 63 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

Paragraph 96 in Section 8 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lives.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Policy JP-H3 (Type, Size and Design of New Housing) – This policy states that development across the plan area should seek to incorporate a range of dwelling types and sizes to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.

- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Policy H10, *Housing for people with additional support needs* – That proposals for accommodation for people with additional needs will be supported where:

- There is not a high concentration of similar uses in the area already;
- The development would contribute to the vitality and viability of the neighbourhood;
- There would not be a disproportionate stress on local infrastructure, such as health facilities.

The policy states further that the Council welcomes the development of appropriately designed accommodation which enables people with additional support needs to maintain an independent lifestyle and supports the work of housing associations and other agencies in this respect.

Furthermore, it clarifies that people with additional support needs may include homeless people, elderly people, people with mental health problems, people who have experienced domestic violence, people with a long- term debilitating illness, people who suffer drug or alcohol addiction, young people with specific support needs and people with learning or sensory disabilities.

Policy EN19, *Waste* – This states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled.

Saved UDP Policies – Policy DC2, *Rest Homes and Nursing Homes* – Policy DC2.1 states that in determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to:

- a) The effect of the operation of the business on the amenity of neighbouring residents;
- b) The standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space;
- c) The effect of the proposals on visual amenity;
- d) The availability of adequate, safe and convenient arrangements for car parking and servicing;
- e) The ease of access for all, including disabled people;
- f) The desirability of avoiding an over-concentration of special needs or housing in any one area of the City;
- g) The desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

Policy 2a.1 states that planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of the following objectives for the City's local communities:

- i. to ensure a more even spread of "special needs" accommodation within local areas and across the City as a whole, in order to encourage provision closer to where needs arise and avoid the need for people to move from their local community to find the accommodation they require;
- ii. to ensure the protection of the residential character and amenity of family housing within established communities;
- iii. to avoid the unnecessary loss of the bigger dwelling houses available for larger and extended families;

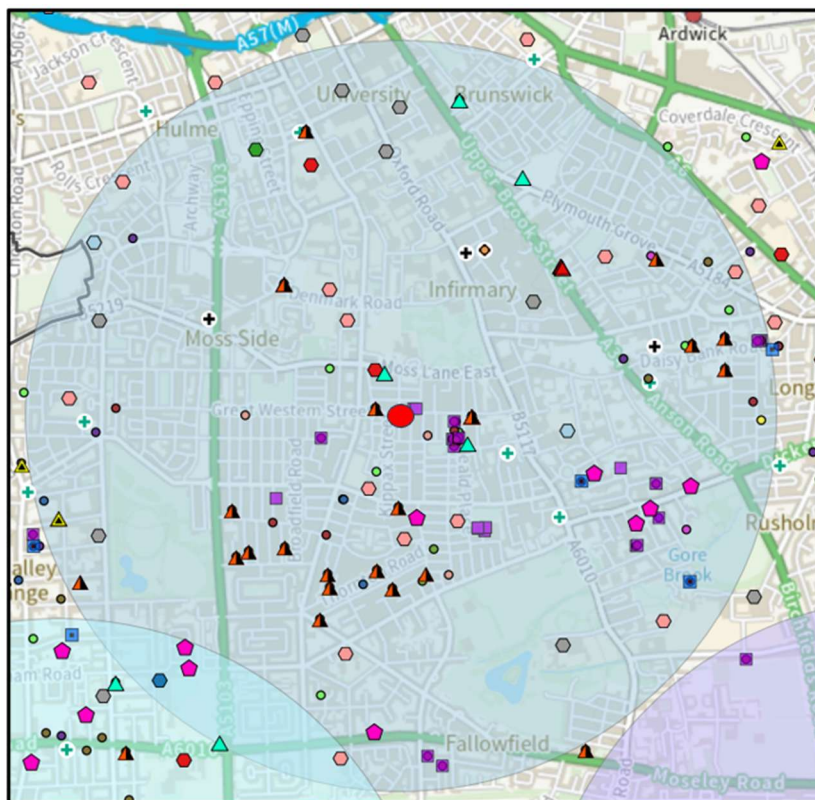
- iv. to help local communities accommodate a range of special needs without the risk of social stress;
- v. to avoid stigmatising a particular neighbourhood or a particular type of accommodation;
- vi. to create and retain a positive perception of all areas of the City as a contribution towards the goal of maintaining stable and self-sustaining communities;
- vii. to attempt to sustain the vitality and viability of local economies, by encouraging a wide diversity of social groups to live within all parts of the City;
- viii. to avoid creating disproportionate stress on local services, such as health and education; and
- ix. to avoid additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services.

Issues

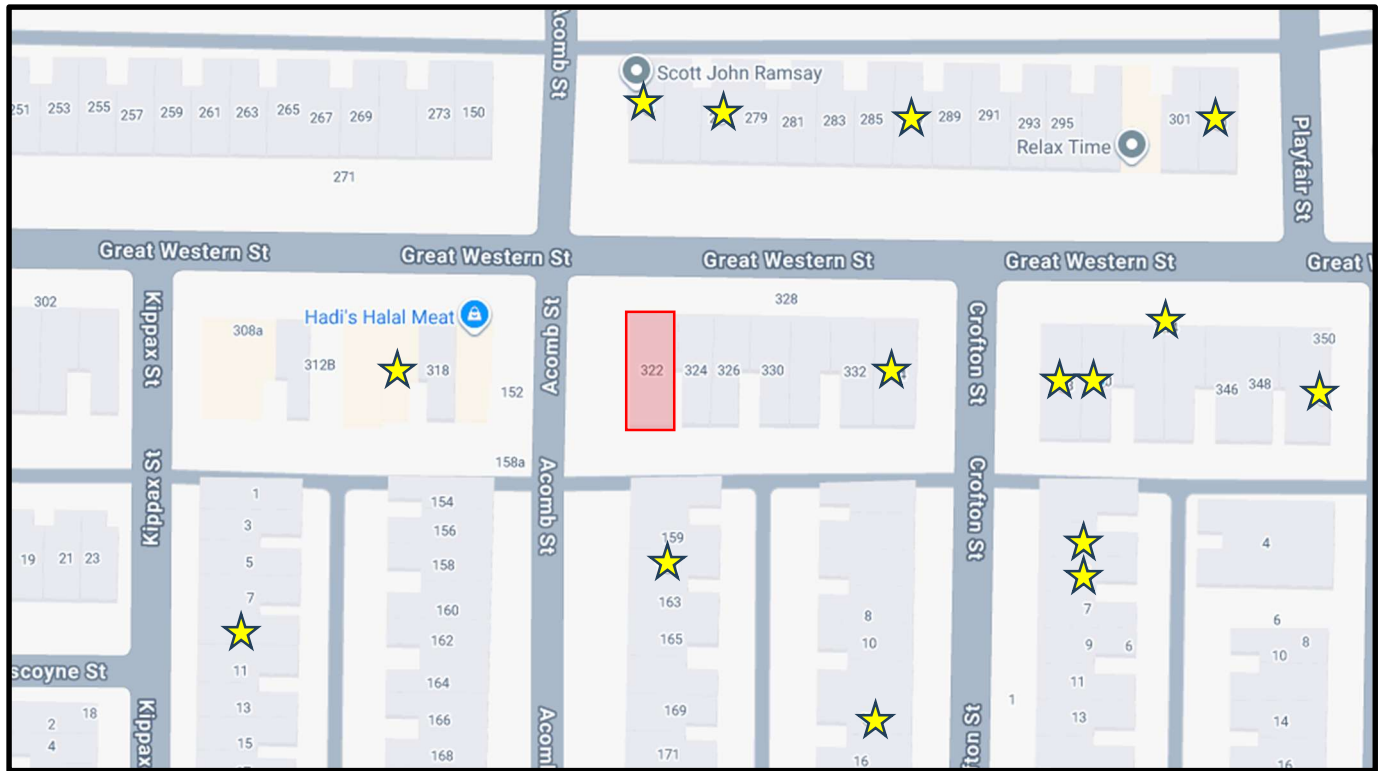
Principle of the Proposal – The proposed use falls within **Use Class C2**, which covers residential institutions providing care and accommodation, such as care homes, hospitals, nursing homes, residential schools or colleges, and training centres. This includes the residential family assessment centre proposed in this application.

The development would operate at a relatively modest scale, with five bedrooms at first-floor level, one of which is designated for staff. The centre would accommodate up to four adults and their children (maximum eight). Given this limited occupancy, there is no objection in principle to the proposed use at this location.

However, in accordance with Policies H10 and DC2, it is necessary to assess whether the proposal would result in an overconcentration of Class C2 uses in the area. Supported Housing has provided a “heat map” showing the approximate location of other supported housing uses within a 1.5 km radius. This evidence indicates that there is no overconcentration of Class C2 uses either in the immediate vicinity or further afield (application site marked by a red circle). Furthermore, Supported Housing has raised no concerns regarding the presence of other Class C2 uses and any potential impact on the operation of the proposed centre.



Concerns have also been expressed about the number of HMOs in the area. While there are several HMOs nearby (shown as stars on the map), their presence is not considered excessive.



On this basis, the proposed use as a family assessment centre would not conflict with the locational requirements of Policies H10 and DC2. The modest scale of the proposal means it is unlikely to place undue pressure on local services or harm the residential character of the area. Therefore, the principle of using the property as a residential family assessment centre is considered acceptable.

Notwithstanding this conclusion, the impact of the proposal on residential and visual amenity, as well as pedestrian and highway safety on Great Western Street and the surrounding network, must also be assessed.

Residential Amenity – The proposed development seeks to provide accommodation for up to four adults and their respective children, supported by up to four staff present on-site during the day, with two staff members present at night. The scale and intensity of the proposed use are considered modest and comparable to that of a typical large family occupying a four-bedroom dwelling of this nature. As such, it is not anticipated that the level of activity associated with the use, including staff changeovers occurring on a 12-hour shift basis, would result in any significant adverse impact on the residential amenity enjoyed by the occupants of the neighbouring properties.

In terms of general activity associated with the proposed use, it is considered that such activity would be domestic in nature and scale. As such, it is not anticipated that it would result in any significant harm to the residential amenity of neighbouring occupiers.

Disabled Access – Due to the age and internal layout of the property, as well as the structural constraints posed by load-bearing walls, it is not feasible to make the property fully accessible to individuals with physical disabilities. However, the property benefits from adequately sized rooms and circulation space, which would allow access for ambulant disabled individuals. Given the nature and scale of the proposed use, this level of accessibility is considered acceptable.

Visual Amenity – The applicant is not proposing to undertake any physical amendments to the exterior of the property, and the outward appearance of the building would remain that of a semi-detached dwellinghouse. As a result, it is not considered that the proposed change of use would have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site. There may be several cars present at any one time, but those visual impacts would be no more than a busy household.

Pedestrian and Highway Safety – The proposed use is not anticipated to result in a level of vehicular activity that would be significantly greater than that associated with a typical dwellinghouse. The number of vehicle movements generated by staff changeovers and occasional visitors is expected to be modest and consistent with the established residential character of the area. As such, it is not considered that the proposal would give rise to an unacceptable impact on existing levels of pedestrian or highway safety enjoyed along Great Western Street or the surrounding highway network.

Waste Management – The existing domestic waste storage arrangements would be sufficient for a use of this scale. To ensure that this continues to be the case the waste management condition recommended by Environmental Health would be attached to any consent granted.

Cycle Storage – A condition requiring the installation of a cycle storage facility within the curtilage of the property is suggested in this instance.

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 issues arising from the consideration of this application.

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

1) 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) The development hereby approved shall be carried out in accordance with the following drawings received on 14 August 2025:

a) DRAWING NO. 25-73-20-001 R1 - PROPOSED GROUND AND FIRST FLOOR PLAN

b) DRAWING NO. 25-73-20-002 R1- PROPOSED ELEVATIONS

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) 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 residential family assessment centre and for no other purposes within Class C2 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 highway safety, pursuant to Policy DM1 in the Manchester Core Strategy and the National Planning Policy Framework.

4) Prior to the commencement of the use hereby approved, details of a scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

Reason - In the interests of residential amenity and public health, pursuant to Policy DM1 in the Manchester Core Strategy.

5) Prior to the commencement of the use hereby approved, details of cycle storage facilities shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

Reason - In the interests of public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Supported Housing Monitoring Group

316A Great Western Street, Manchester, M14 4LP
326 Great Western Street, Manchester, M14 4DS
318 - 320 Great Western Street, Manchester, M14 4LP
157 Acomb Street, Hulme, Manchester, M14 4DY
153 Acomb Street, Hulme, Manchester, M14 4DF
Flat Above, 318 - 320 Great Western Street, Manchester, M14 4LP
156 Acomb Street, Hulme, Manchester, M14 4DZ
273 Great Western Street, Manchester, M14 4LQ
324 Great Western Street, Manchester, M14 4DS
277 Great Western Street, Manchester, M14 4DR
275 Great Western Street, Manchester, M14 4DR
316 Great Western Street, Manchester, M14 4LP
154 Acomb Street, Hulme, Manchester, M14 4DZ
159 Acomb Street, Hulme, Manchester, M14 4DY
150 Acomb Street, Hulme, Manchester, M14 4DH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Moss Side)
Area Team Boundary - Name: SOUTH AREA