

Planning + Design & Access Statement

Full Planning Application
170-172 Cheetham Hill Rd, M8 8LQ

Full Planning Application for the Change of Use of Upper Floors from Commercial to Residential (Use Class C3) to Provide Four 2 bed Apartments.

MOZA
ARCHITECTURE

Full Planning Application
76 Yorkshire Street, Oldham, OL1 1SR

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1. INTRODUCTION

1.1 This Design and Access Statement has been prepared in support of a full planning application for the change of use of the first and second floors at 170–172 Cheetham Hill Road, Manchester, M8 8LQ, from commercial use (Use Class E) to residential use (Use Class C3), together with associated internal alterations.

1.2 The proposal comprises the delivery of four self-contained residential apartments above a retained ground-floor commercial unit. The ground floor is not part of this application and will remain in commercial use.

1.3 The first and second floors are currently vacant and have historically been used for commercial purposes; however, the specific former commercial use is not clearly defined. This statement has been prepared to assess the proposal against the statutory development plan, alongside national planning policy and other material considerations, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.



Location Plan

2. SITE CONTEXT AND SURROUNDINGS

2.1 The application site is located on Cheetham Hill Road within an established urban corridor characterised by a strong mix of commercial and residential uses. The street contains a continuous frontage of ground-floor commercial units with residential and ancillary accommodation above.

2.2 The surrounding area exhibits a well-established mixed-use character, with numerous examples of residential flats above shops and restaurants. Private garden provision is not a defining characteristic of the area, and residential amenity is typically derived from internal accommodation standards and access to nearby services and facilities.

2.3 The site occupies a highly sustainable location with excellent access to public transport, local employment opportunities, retail, education, leisure, and community facilities, making it suitable for residential use.



Image illustrating a parade of mixed-use buildings with active ground-floor commercial units.



The town centre location provides access to a diverse range of amenities, services and activities within easy walking distance.

3. PLANNING POLICY CONTEXT

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

3.2 The statutory development plan includes the Manchester Core Strategy and saved UDP policies, which promote sustainable development, efficient use of previously developed land, and residential accommodation within accessible urban locations.

3.3 Relevant local planning policies support the re-use of vacant upper floors, the delivery of new housing, high-quality design, and mixed-use development along key urban corridors.

3.4 National planning policy is contained within the National Planning Policy Framework (NPPF), which establishes a presumption in favour of sustainable development and supports the effective reuse of existing buildings within sustainable locations.

4. PROPOSED DEVELOPMENT

4.1 The proposal comprises:

Retention of the existing ground-floor commercial unit (Use Class E);
Change of use of the first and second floors from commercial to residential (Use Class C3);
Provision of four self-contained residential apartments;
Associated internal alterations;

Provision of refuse and cycle storage within the rear yard.

4.2 All apartments are designed to provide good-quality internal living environments and meet relevant space and amenity standards appropriate to a town-centre / urban context.

5. PLANNING APPRAISAL

5.1 Principle of Development

The principle of residential use above ground-floor commercial premises along Cheetham Hill Road is well established and supported by both local and national planning policy. The proposal represents an efficient and sustainable reuse of vacant upper floors and contributes positively to housing delivery.

5.2 Housing Mix

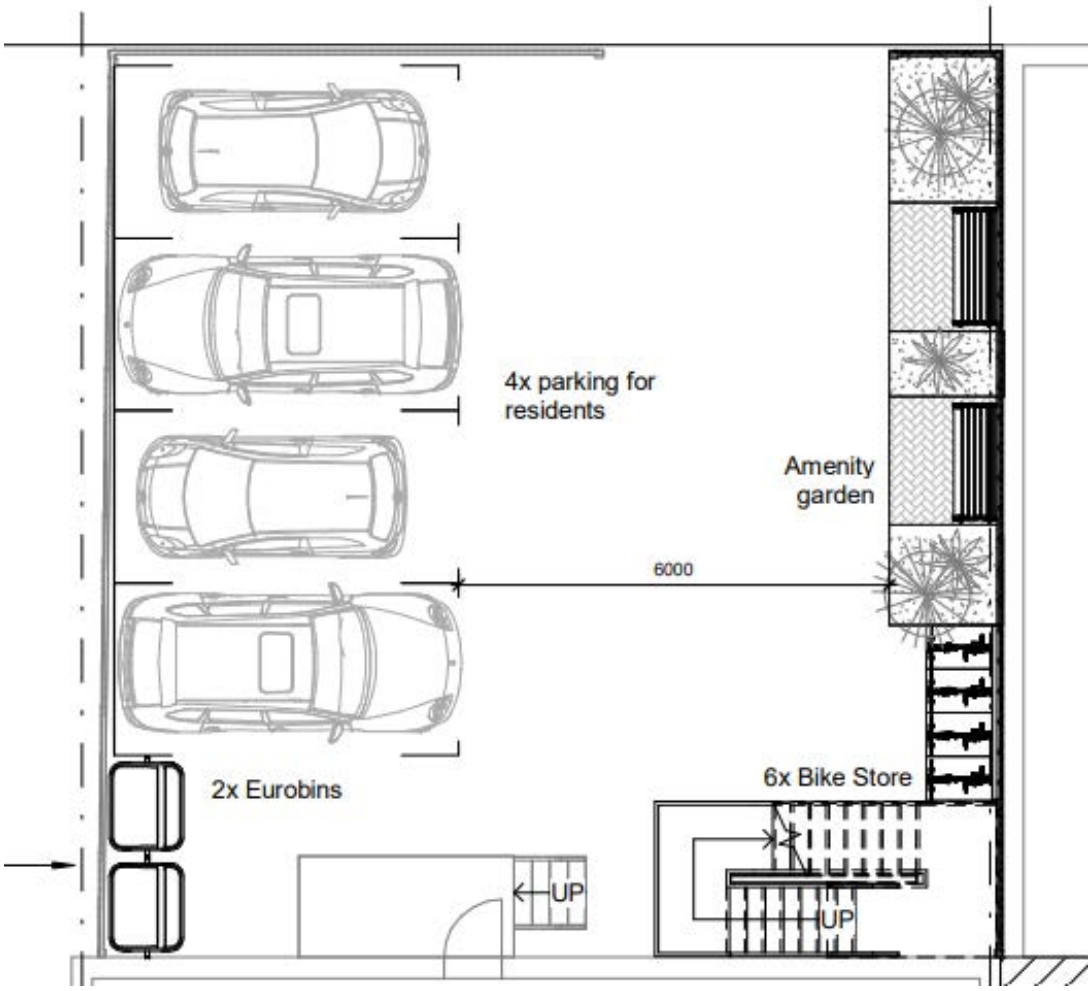
Whilst private external amenity space is limited, this reflects the prevailing character of the area and is typical of residential accommodation above commercial units. Amenity is provided through well-designed internal layouts and proximity to a wide range of local amenities.

5.3 Residential Amenity

The proposal retains the existing building form and scale, with no harmful impact on the character or appearance of the surrounding area. Any minor external alterations are functional in nature and appropriate to the host building.

5.4 Design and External Alterations

Refuse and recycling provision, together with secure cycle storage, is provided within the rear yard area in accordance with local authority requirements and is appropriate for the scale of the development.



Proposed rear access, parking, amenity and bin and bike store

5.5 Access, Refuse and Cycle Storage

The development provides one 1,100-litre general waste eurobin, one 1,100-litre mixed recycling eurobin, and four secure cycle spaces, which is considered appropriate for the scale and town-centre location of the development. In addition, the proposal includes four on-site parking spaces for residents, a new safe and accessible staircase providing access to the apartments, and associated amenity space.

6. PLANNING BALANCE

6.1 The proposal delivers public benefits including:
Reuse of vacant and underutilised upper floors;
Delivery of new residential accommodation in a sustainable location;
Support for mixed-use development;
No loss of active ground-floor commercial use.

6.2 Any minor constraints associated with limited external amenity space are outweighed by the site's location, accessibility, and the quality of accommodation provided.

7. SCHEDULE OF ACCOMMODATION

Apartment	**Floor**	**Unit Type**	**No. of Bedrooms**	**No. of Persons**	**Floor Area Sqm**
Apt 1	First Floor	Apartment	2	4	72
Apt 2	First Floor	Apartment	2	4	66
Apt 3	Second Floor	Apartment	2	4	69
Apt 4	Second Floor	Apartment	2	4	74
Total	-	-	8	16	-

7.1 The proposed development comprises of four 2 Bed Apartments

8. CONCLUSION

8.1 The proposal accords with the development plan, national planning policy, and established planning principles relating to mixed-use development and the reuse of vacant upper floors.

8.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal represents sustainable development and planning permission should therefore be granted.

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