

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143914/FO/2025

Date registered valid: 5 September 2025

Proposal: Change of use from a shop (Class E) to a one bed self-contained flat with associated elevational alterations; including retention of Class E(g)(i) office to the rear

Address: 80 Mauldeth Road West, Manchester, M20 1AB

Ward(s): Old Moat Ward

Applicant: Mr Jason McCorkell McCorkell Carpets

Agent (if any): Mr Ken Bruce HLB Architecture LLP

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 October 2025

Standard consultations:

Printed: 16 September 2025 Expired: 7 October 2025

Neighbour notifications

Printed: 12 September 2025 Expired: 3 October 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

The application property relates to an existing ground floor commercial unit, at 80 Mauldeth Road West, in the Old Moat ward of Manchester. The property forms a middle unit of a parade of 6 units. The current use of the planning unit is a carpet and flooring shop (Class E) at ground floor and residential accommodation at first and second floors. The unit affords a glazed shopfront, signage and integrated ATM machine within the front elevation.

To the front of the site is hardstanding which is used as off-street parking provision, with dropped kerb access taken off Mauldeth Road West.

The applicant has ownership of no. 80 and 78 Mauldeth Road West. This adjoining end of terrace property No.78 has been significantly extended to the side and rear and converted into residential apartments with shared refuse and amenity area to the rear. Boundary treatment has been erected around this site in the form of brick walling with metal railings. Off-street parking areas are evident to the front and side of this site.

The surrounding area comprises commercial and residential properties, with the southern side of Mauldeth Road West characterised by semi-detached dwellinghouses and Old Moat Park (public greenspace). The northern side of Mauldeth Road West features mixed use properties, typically defined by commercial units at ground floor and residential uses at upper floors.



Figure 1: Front elevation of the application property – red outline shows location of proposed residential unit at ground floor and new boundary treatment.



Figure 2: Rear elevation of the application property – red outline shows location of proposed commercial unit development and access alterations.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking planning permission for the change of use from a shop (Class E(a)) to a one bed self-contained flat (Class C3a) and elevational alterations.

To facilitate the proposed conversion, new boundary treatment is proposed to the front and rear of the site. In order to create new defensible space for the new residential unit and to enable separate access between the residential apartments and office unit retained to the rear (Class E(g)(i)).

Consultations & Notification Responses

Local responses

None

Consultee responses

Environmental Health – No objections, subject to conditions relating to residential sound insulation and waste management.

Relevant Planning History

At the application site –

122746/FO/2019 – Change of use of ground floor to 2 no. 2 bedroom apartments with associated elevational alterations. Approved 09.05.2019.

CDN/19/0979 – Discharge of Condition 6 (Noise) attached to planning permission reference 122746/FO/2019. Refused 09.12.2019.

105170/FO/2014/S1 – Erection of first and second floor extensions at rear to form enlarged self-contained flats. Refused 05.08.2014.

093154/FO/2010/S1 – Erection of a single storey side extension to form office and a single storey rear extension to form store. Approved 20.07.2010.

071731/FO/2004/S1 – Erection of a 3-storey rear extension to form additional retail floor space and 2 additional self-contained flats. Approved 31.01.2005.

History of negotiations

The planning officer raised initial concerns relating to the accuracy of submitted plans, presence of unauthorised signage on the application property and potential conflict between proposed residential and commercial uses.

The agent clarified by email (dated 29/09/2025) that the proposed office would be used as a private office for the applicant's property business and unauthorised signage would be removed.

By 24/11/2025, the agent submitted revised waste management plan and revised waste management strategy by 16/01/2026.

By 21/01/2026, the agent submitted revised plans showing separate accesses to the residential apartments and commercial unit.

The revised application was assessed accordingly.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EC 2 – Existing Employment Space
H 6 – South Manchester
EN14 – Flood Risk (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC5 – Flat Conversions
DC26 – Development and Noise

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

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 (2025) 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 is outlined below:

Policy DP3 (Key principles for well-designed places) – This policy states that in order for development proposals to respond to their context and create well-designed places development proposals should consider context, liveability, climate, nature, movement, built form, public space and identity.

The National Planning Policy Framework (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle of development:

The principle of the development, to change the use of an existing planning unit from a shop (Class E(a)) to a one bed self-contained flat (C3a) and office (Class E(g)(i)) is considered acceptable on balance. However, consideration must be given to the proposal's siting, scale

and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposal would create a one bed self-contained residential flat (Class C3a) to the front and an office (Class E(g)(i)) to the rear within the envelope of the existing property, no.80 Mauldeth Road West, formerly used as a flooring/carpet shop (Class E(a)).

To facilitate the proposed conversion, elevational alterations are proposed in the form of removal of the existing glazed shopfront and associated signage, additional front boundary treatment, installation of 2.no rooflights (to serve office) and alterations to the rear site boundary to create separate accesses between the existing residential units and the proposed office.

Following the removal of the existing shopfront, the proposed residential unit would afford 2.no windows and 1.no door in the front elevation only, with the remainder of walling finished in matching brickwork. Sole and primary access would be taken from Mauldeth Road West. New boundary treatment is proposed to the front of the application property, which would comprise low brick walling with metal railings and single access gate to match the existing boundary wall adjacent (see figure 1). These proposed external alterations are considered consistent with the approach taken under the previous planning permission 122746/FO/2019, therefore are considered acceptable.

The proposal has been revised to incorporate separate pedestrian access points between the existing residential units (accessed from the rear yard area) and the proposed office, in order to mitigate initial concerns relating to potential conflict between proposed residential and commercial uses. New boundary treatment is proposed within the rear yard area to create the separation, as shown on plan ref: PR.FP.01.C, which would comprise brick walling to match the existing boundary wall adjoining (see figure 2). Two inward opening access gates are proposed within the existing side boundary wall abutting the footpath, designed to match existing.

To further safeguard the visual amenity of the area, a condition requiring the submission of material samples and/or specifications of the external boundary treatment prior to above ground construction works taking place is recommended.

Following concern raised by the planning officer, the agent has confirmed by email dated 14/10/2025, that the unauthorised signage and white fascia board (see figures 1 & 2) would be removed from the application property. This is considered to improve the visual amenity of the application property by decluttering the external elevations and reducing the commercial appearance of the site.

On this basis, the impact to visual amenity and character and appearance of the street-scene is considered acceptable.

Impact on residential amenity:

No extensions are proposed under the current application, albeit with the exception of additional modest boundary treatment proposed to the front and rear; therefore, the development is not anticipated to give rise to issues of overshadowing, overlooking, loss of privacy, or loss of outlook upon neighbouring occupants.

Future residential occupiers

The proposed residential accommodation would comprise a one bedroom, 2-person self-contained unit (Class C3a) which would measure approximately 58.5m² gross internal floor area, which would meet Manchester's Emerging Space Standards for a 1b-2p dwelling (50m²), as stipulated in the Manchester Residential Quality Guidance (Adopted March 2017).

The proposed flat would afford two windows in the front elevation to serve habitable rooms and provide adequate daylight. In addition, the proposed front boundary wall would enable the creation of defensible space to the front of the new apartment (Flat 3).

As such the proposal is considered to meet a suitable standard of accommodation for future occupiers.

Noise:

In order to mitigate any potential noise and impacts upon future occupiers of the proposed residential apartment (flat 3) from the adjacent commercial use at no.82 Mauldeth Road West and the office space to the rear, a residential sound insulation planning condition is recommended by Environmental Health. As a safeguard, this condition ensures that a verification report is submitted and agreed in order to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

On the basis, this proposal is considered compliant with saved policy DC26 of the UDP, Policies DM1, SP1 of the Core Strategy and the National Planning Policy Framework which seek to protect amenity.

Impact on Highway Safety:

There is no allocated off-street parking provided as part of the proposal. Notwithstanding this, the application site lies within sustainable location, with access to Public Transport links, as such the proposal is considered acceptable in this regard.

Loss of a commercial unit:

The proposal would result in the loss of a single retail unit (Use Class E) within the existing parade. Notwithstanding, this the 4.no adjoining neighbouring units within the immediate parade and adjacent parades will retain retail offerings (Class E). In this instance, given that this area is not designated as a local or district centre (as defined in Core Strategy Policy C1), the proposal is not considered to impact the area's vitality.

Waste:

The application has been supported by a revised waste management strategy and refuse storage details shown on plan ref: PR.FP.01.B. These have been considered by Environmental Health and deemed acceptable. As such, a planning condition shall be imposed requiring adherence to the submitted waste management strategy.

Flood Risk:

The application has been supported by a Flood Risk Assessment.

The site lies within Flood Zone 2, at risk of surface water flooding and the proposed change of use to residential results in a change in Flood Risk Vulnerability Classification. Whilst the finished floor levels are above the flood levels indicated in the submitted FRA, additional flood risk measures are proposed to protect the property up to 750mm depth of flooding to account for climate change. These flood resilience measures proposed will be secured via an informative, in the interests of public health.

Conclusion:

Given the above issues, it is considered that the proposal is acceptable on balance in terms of its principle, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policies DC1 of the UDP, policies DM1 and SP1 of the Core Strategy, policy JP-P1 and JP-P2 of the Places for Everyone joint development plan document and the NPPF (2025).

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Places for Everyone and other material considerations. In this instance negotiations took place with regards to the proposed site arrangement. Amended plans were submitted showing the separation of residential and commercial access and waste storage, the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

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 documents labelled:

- 'Proposed Elevations', numbered 'PR.EL.01.C', stamped as received by the City Council as Local Planning Authority on the 21/01/2026.
- 'Proposed Ground Floor Plan [including additional bins]', numbered 'PR.FP.01.B', stamped as received by the City Council as Local Planning Authority on the 16/01/2026.
- Flood Risk Assessment, prepared by HLB Architecture LLP (Dated August 2025; Received 05/09/2025)

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

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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

4) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external boundary treatments of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall include any additional gate and brick walling to the front and rear of the site, as shown on plan ref: 'PR.FP.01.B'. The development shall then be carried out in accordance with the approved details/samples.

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

5) 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 front unit annotated as Flat 3, shown on plan reference PR.FP.01.A, shall only be used as a C3(a) dwellinghouse, and for no other purposes within Class C3, 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, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H6 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

6) 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 rear unit annotated as Office, shown on plan reference PR.FP.01.A, shall only be used as a Class E(g)(i) office, and for no other purposes within Class E, 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 pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) The office premises (Class E(g)(i)) shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Saturday: 9 am to 5 pm

No time on Sundays and Bank Holidays

Reason - To safeguard the amenities of existing and future occupiers of nearby residential accommodation, pursuant to policies DC26 of the Unitary Development Plan for Manchester and SP1 and DM1 of the Core Strategy.

8) a) Prior to any above ground works taking place a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from internal and external sources, in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

9) The development hereby approved shall only be implemented in accordance with the waste management strategy, dated January 2026, received by the City Council as Local Planning Authority on 16 January 2026. The details of the approved scheme shall be implemented as

part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside the curtilage of the site other than on the day of collection.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1, EN19 and SP1 of the Manchester Core Strategy and policy JP-P1 of the Places for Everyone Joint Development Plan.

10) The development hereby approved shall not be occupied unless and until flood resilient measures have been implemented in accordance with the Flood Risk Assessment, prepared by HLB Architecture LLP (Dated August 2025; Received 05/09/2025).

Reason – To reduce the risk of flooding and protect residential amenity and public health, pursuant to Policy EN17 of the Manchester Core Strategy.

Informatives

- 1) In order to discharge part a) of condition 8 the following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):
 - Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
 - Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
- 2) The applicant should make all future occupiers aware of the Flood Zone location and advise that all occupants should sign up to the Environment Agency's flood warning service, in the interests of public health.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

276B Yew Tree Road, Manchester, M20 3FG
276A Yew Tree Road, Manchester, M20 3FG
257 Yew Tree Road, Manchester, M14 6BS
78 Mauldeth Road West, Manchester, M20 1AB
First Floor Flat, 261 Yew Tree Road, Manchester, M14 6BS
Flat 2, 78 Mauldeth Road West, Manchester, M20 1AB
Flat 1, 78 Mauldeth Road West, Manchester, M20 1AB
Flat 3, 80 Mauldeth Road West, Manchester, M20 1AB
Flat 2, 80 Mauldeth Road West, Manchester, M20 1AB
Flat 1, 80 Mauldeth Road West, Manchester, M20 1AB
49 Mauldeth Road West, Manchester, M20 1AA
278 Yew Tree Road, Manchester, M20 3FG
276 Yew Tree Road, Manchester, M14 6BT
261 Yew Tree Road, Manchester, M14 6BS
86 - 90 Mauldeth Road West, Manchester, M20 1AB
51 Mauldeth Road West, Manchester, M20 1AA
45 Mauldeth Road West, Manchester, M20 1AA
86B Mauldeth Road West, Manchester, M20 1AB

Flat 1, 82 Mauldeth Road West, Manchester, M20 1AB
Flat 3, 86A Mauldeth Road West, Manchester, M20 1AB
Flat 2, 86A Mauldeth Road West, Manchester, M20 1AB
Flat 1, 86A Mauldeth Road West, Manchester, M20 1AB
Flat 3, 78 Mauldeth Road West, Manchester, M20 1AB
259 Yew Tree Road, Manchester, M14 6BS
76 Mauldeth Road West, Manchester, M20 3FQ
253 Yew Tree Road, Manchester, M14 6BS
84 Mauldeth Road West, Manchester, M20 1AB
47 Mauldeth Road West, Manchester, M20 1AA
43 Mauldeth Road West, Manchester, M20 1AA
274 Yew Tree Road, Manchester, M14 6BT
255 Yew Tree Road, Manchester, M14 6BS
263 Yew Tree Road, Manchester, M14 6BS

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 Zones Type 3 (high risk) -
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA