

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144395/FO/2025
Date registered valid: 30 October 2025
Proposal: Conversion of single residential dwelling (Class C3) to 2no dwellings.
Address: 85 And 89 Porchfield Square, Manchester, M3 4FG
Ward(s): Deansgate Ward

Applicant: Miss Jennifer Frew
Agent (if any): Mr Justin Keleghan, Plans To Build It Ltd
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 December 2025

Application Details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 26 November 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 November 2025

Expired: 4 December 2025

Site notice

Posted: 26 November 2025

Expired: 17 December 2025

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The application site is a part of the Porchfield Square residential development, which is a 4-storey tall development.

The site comprises of 85 and 89 Porchfield Square, which are situated across the third and fourth floors of the apartment complex.

Whilst the wider surrounding area is predominantly commercial in nature, Porchfield Square is situated within a residential pocket of development that includes Rozel Square and residential properties around St John Street and St John's Gardens.

It is located within Castlefield Conservation Area.

The property faces out on to the rear of various Grade II listed buildings on St John Street.

Description of Development

The proposal seeks planning permission for the conversion of single residential dwelling (Class C3) to 2no. dwellings.

The applicant has opened up doorways between the two properties in the downstairs area in 2010 and then in the upstairs in 2018 or 2019.

Even though the property still has two separate addresses, with separate Council Tax bills and other bills, in terms of a Planning Unit, due to the opening up between the two properties, the site is now considered to be a single dwelling house in planning terms as it has been operating as that for more than a 10 year period.

Following discussions with the Local Planning Authority, it was confirmed that Planning Permission would be required to convert the single dwellinghouse back to 2no. dwellinghouses, which 85 and 89 Porchfield Square originally operated as.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

Places for Everyone

- JP-Strat2 (City Centre)
- JP-P1 (Sustainable Places)
- JP-P2 (Heritage)
- JP-H1 (Scale, distribution and phasing of new housing)
- JP-H3 (Type, size and design of new housing)
- JP-H4 (Density of new housing)
- JP-P6 (Health)

The Adopted Core Strategy for the City of Manchester (2012)

- SP1 (Spatial Principles)
- EN1 (Design Principles and Strategic Character Areas)
- EN3 (Heritage)
- EN19 (Waste)
- CC9 (Design and Heritage)
- DM1 (Development Management)

The Unitary Development Plan (UDP) for the City of Manchester (1995)

- DC18.1 (Conservation Areas)

National Planning Policy Framework (NPPF) (2024)

- Section 12 (Achieving well-designed places)
- Section 16 (Conserving and enhancing the historic environment)

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report

no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

The National Design Guide (January 2021)

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Issues

Principle of Development

The application site was originally created to be 2no. dwellinghouses and the application seeks to return the current single dwellinghouse back to the original use of 2no. dwellinghouses.

On this basis, the principle of development is acceptable.

Visual Amenity

No external alterations are proposed as a part of this development. The only works to be carried out are internal works to re-block up the doorways that have been created between the two properties.

Therefore, there will be no impact upon the visual amenity of either the building itself or on the surrounding area.

Residential Amenity

The blocking up of the doorways would slightly improve mitigating noise breakout.

Otherwise, the properties will have the exact same levels of noise breakout as all the existing apartments across the Porchfield Square development, which were all built to be of a piece.

Therefore, there are no residential amenity concerns significant enough to warrant a refusal of the application.

Residential Space Standards

The floorspace of 80m² per dwellinghouse is compliant with a 2-bedroom 2 storey dwelling for both 3 people (70m²) and 4 people (79m²).

Natural Light

All habitable rooms (1no. living room, 1no. kitchen, and 2no. bedrooms per property) feature windows of a sufficient size to allow natural light into the habitable rooms.

Access and Highways Impact

There will be no change to access or further impact upon the Highway. There are parking spaces existing for the flats.

Waste Management

The existing waste management arrangement has 4no. 240 litre bins stored in a recessed area to cover 2no. dwellinghouses. This arrangement is the same across the Porchfield Square development and shall be kept in place as existing.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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 following drawings and documents, received by Manchester City Council as the Local Planning Authority on 30 October 2025:

- Location Plan 03
- Proposed Floor Plans 03
- Proposed Elevations 04

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policies DC18.

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 development shall only be used as 2no. dwellinghouses and for no other purposes within Class C3a 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 policy DM1 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

4) The residential units hereby approved shall be used only as private dwellings (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 - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as short-term lets, serviced apartments/apart hotels, do not commence without prior approval; 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 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

5) The waste management arrangements for the 2no. dwellings shall operate the same as the existing waste management arrangement for the current dwelling, which originally serviced 2no. separate dwellings, as confirmed in the email from the agent confirming waste arrangement, dated 17 December 2025.

Reason – In the interest of there being adequate waste management arrangements pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

95 Porchfield Square, Manchester, M3 4FG
8 Porchfield Square, Manchester, M3 4FG
75 Porchfield Square, Manchester, M3 4FG
40 Porchfield Square, Manchester, M3 4FG
38 Porchfield Square, Manchester, M3 4FG
32 Porchfield Square, Manchester, M3 4FG
44 Porchfield Square, Manchester, M3 4FG
16 Porchfield Square, Manchester, M3 4FG
14 Porchfield Square, Manchester, M3 4FG
12 Porchfield Square, Manchester, M3 4FG
10 Porchfield Square, Manchester, M3 4FG
99 Porchfield Square, Manchester, M3 4FG
97 Porchfield Square, Manchester, M3 4FG
93 Porchfield Square, Manchester, M3 4FG
91 Porchfield Square, Manchester, M3 4FG
89 Porchfield Square, Manchester, M3 4FG
87 Porchfield Square, Manchester, M3 4FG
83 Porchfield Square, Manchester, M3 4FG
81 Porchfield Square, Manchester, M3 4FG
79 Porchfield Square, Manchester, M3 4FG
77 Porchfield Square, Manchester, M3 4FG
73 Porchfield Square, Manchester, M3 4FG
6 Porchfield Square, Manchester, M3 4FG
42 Porchfield Square, Manchester, M3 4FG
4 Porchfield Square, Manchester, M3 4FG
36 Porchfield Square, Manchester, M3 4FG
34 Porchfield Square, Manchester, M3 4FG
30 Porchfield Square, Manchester, M3 4FG
28 Porchfield Square, Manchester, M3 4FG
26 Porchfield Square, Manchester, M3 4FG
24 Porchfield Square, Manchester, M3 4FG
22 Porchfield Square, Manchester, M3 4FG
20 Porchfield Square, Manchester, M3 4FG
2 Porchfield Square, Manchester, M3 4FG
18 Porchfield Square, Manchester, M3 4FG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
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: CENTRAL