Application Number	Date of Appln	Committee Date	Ward
140755/FO/2024	12th Sep 2024	23rd October 2025	Crumpsall Ward

Proposal Erection of a three storey mixed use building (Class F1 Learning and non-residential institutions; Class F2 Local Community and Class E; commercial, business and service), site wide landscaping, reorganization of car park layout, inclusion of drop off bay and cycle parking following demolition of existing building.

Location Former Autocare Centre, 2A Seymour Road, Manchester, M8 6BG

Applicant Minhaj Community Centre

Agent Miss Lucy Furber, Iceni Projects

Executive Summary

Description

Erection of a three storey mixed use building (Class F1 Learning and non-residential institutions; Class F2 Local Community and Class E; commercial, business and service), site wide landscaping, reorganization of car park layout, inclusion of cycle parking following demolition of existing building.

Proposal

Consultations

Local Residents – 5 letters have been received from local residents. The comments are summarised below:

We have also received 7 comments from representatives of Kind David's Primary School who are located on the opposite side of Seymour Road, the comments are as follows:

-

MCC Flood Risk Management
Recommend the imposition of conditions relating to surface water

Highway Services
Need to provide comments on most recent transport information

14.08.2025 –The Travel Plan and Event & Parking Management Plan documents have been updated to reference the updated levels of parking i.e. five staff parking bays and three disabled bays.

However, the Travel Plan still heavily focuses on staff travel - for example, Section 5 states that 'occasional' visitor mode share surveys will be undertaken. Highways still request that the Travel Plan is updated prior to determination to fully focus on both staff and visitor journeys.

18.09.2025 - The updated (Interim) Travel Plan is satisfactory. Highways request that a full TP is conditioned with any approval.

Heritage & Urban Design
Supportive in principle subject to query over materiality

Material sample received 31/07/2025 = Acoya (Russwood) timber material accepted in principle, subject to a planning condition relating to its cladding design and finish (factory-applied SiOO:X coating or an equivalent protective treatment).

United Utilities Water PLC

Environmental Health
Outstanding information, revised nia, site investigation, asbestos, suggested conditions.

Greater Manchester Police

I can confirm that I prepared the Crime Impact Statement (CIS) report for this scheme prior to the application. Subject to the details contained within the CIS being adequately addressed - particularly those highlighted within the Executive Summary (i.e. secure enclosure of the sides and rear of the building out-of-hours/automatic gates or bollards during operational hours, consideration of access controls to main entrance and zoning of interior & prevention of unauthorised access of any single-storey elements), we would be happy to support the application.

Should the Council be minded to approve the application, we would recommend the inclusion of a condition requiring the scheme is design and constructed in accordance with Section 4 of the submitted Crime Impact Statement (Ref: 2009/0778/CIS/01, Version A: 17/05/2024) and/or achieves the Secured by Design (SBD) Award.

Greater Manchester Ecology Unit
Recommend the imposition of a condition relating to bats, breeding birds and they note the de-minimis exemption for biodiversity net gain requirements.

Salford City Council
Salford have no objections

Policies

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 8 (Promoting healthy and safe communities), 9 (Promoting sustainable transport), 15 (Conserving and enhancing the natural environment):

Paragraph 109 in Section 9 states that transport issues should be considered from the earliest stages of plan-making and development proposals.

Paragraph 187 in Section 15 states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.

Paragraph 198 states that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects

(including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.

Paragraph 199 states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.

Planning 200 - Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

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-S1, Sustainable Development – This policy states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Policy JP-P2: Heritage – This policy states that the member authorities will proactively manage and work with partners to positively conserve, sustain and enhance their respective historic environments, heritage assets and their settings.

Policy JP-P5: Education, Skills and Knowledge – This policy states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted by enabling the delivery of new and improved accessible

facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities.

Policy JP-P7: Sport and Recreation – This policy states that a network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages, including by encouraging the incorporation of a sports facilities mix in all education settings, that meet both curriculum and local community sport needs as identified by an up to date Local Authority Sports Needs Assessment, and made available for community use where possible.

Policy JP-G7: Trees and Woodland – This policy states that the member authorities will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them. This will be done through local planning and a number of associated activities, but in the case of development as follows:

- Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and
- Protecting trees and woodland during the construction phase of development.

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity – This policy states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. It states further than in relation to development, proposals would be expected to:

a) Follow the mitigation hierarchy of:
    i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
    ii. Adequately mitigating any harm to biodiversity, then
    iii. Adequately compensating for any remaining harm to biodiversity
b) Avoid fragmenting or severing connectivity between habitats;
c) Achieve a measurable net gain in biodiversity of no less than 10%
d) Make appropriate provision for long-term management of habitats and geological features connected to the development;
e) Where appropriate, development should: mitigate air pollution impacts on Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors SAC/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and
f) Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.

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 EN 3, Heritage – Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy EN10, Safeguarding Open Space, Sport and Recreation Facilities – This

policy states that the Council will seek to retain and improve existing open spaces, sport and recreation facilities and provide a network of diverse, multi-functional open spaces.

Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- improve access to open space for disabled people

It states further that proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or
- The site has been demonstrated to be surplus for its current open space, sport or recreation function; or
- The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

Policy EN11, Quantity of Open Space, Sport and Recreation – This policy states that as opportunities arise, new open space, sport and recreation facilities will be created across Manchester.

Policy EN15, Biodiversity and Geological Conservation – This policy states that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City and that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity.

Policy EN16, Air Quality – This policy states that the Council will seek to improve the air quality within Manchester and that developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.

Policy T1, Sustainable Transport – This policy states that in order to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that:

- Improve choice by developing alternatives to the car.
- Facilitate modes of transport that reduce carbon emissions e.g. by incorporating charging points for electric vehicles, subject to their appropriate design and location.
- Would reduce the negative impacts of road traffic, for example, congestion, air pollution and road accident casualties.

Saved UDP Policies – Policy DC19.1, Listed Buildings, states that in determining applications for listed building consent or planning applications for development

involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:
a) not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
b) not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
c) not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
e) permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
f) not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Policy DC26, “Development and Noise” – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

a) the effect of new development proposals which are likely to be generators of noise; and
b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

The Manchester Green and Blue Infrastructure Strategy (G&BIS) – The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.
Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling

and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Issues

Principle of Development

Residential Amenity

Privacy, Overlooking, Overbearing impact and Loss of Light

To the south east of the site is a Memorial Garden that was put in place to the north west of Tesco's following the development of the site of the former Wesleyan Cemetery in Cheetham Hill. The development having windows and a rooftop garden that overlooks this memorial would therefore not prejudice any future development potential.

To the south there is a large area of land that has overgrowth on it behind the Betfred fronting Bury Old Road, with access taken off Sandy Bank Road. The building proposed would be situated c.56m from the southern boundary and it therefore considered that the proposal would not prejudice development of the neighbouring site into the future.

To the west there is the rear elevation of a parade of commercial premises at a distance of c.37.5m – 54m away from the proposed development. It is not considered that there would be loss of amenity from any overlooking from the use of the rooftop garden proposed or from any windows proposed. Windows at first floor would have an interrupted view due to the elevational treatment of hit and miss timber cladding. Acoya (Russwood) timber material accepted in principle, subject to a planning condition relating to its cladding design and finish (factory-applied SiOO:X coating or an equivalent protective treatment).

To the north the proposal fronts Seymour Road, on the opposite side of Seymour Road sits King David School. The development would sit back from the northern boundary by c. 10m, separated by Seymour Road to the neighbouring boundary by c.32.5m. It is not considered that the proposal which has first floor windows behind hit and miss cladding and the proposed rooftop garden would provide an undue amount of overlooking, the agent has been asked to limit the use of the rooftop garden to the part of the rooftop to the rear.

The development proposals would not be unduly overbearing or result in loss of light to any neighbouring property by virtue of the scale and mass proposed and the distances as described above.

Noise

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 the right to a fair hearing and to this end the Committee 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 polices 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 of the application 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

Local Government (Access to Information) Act 1985

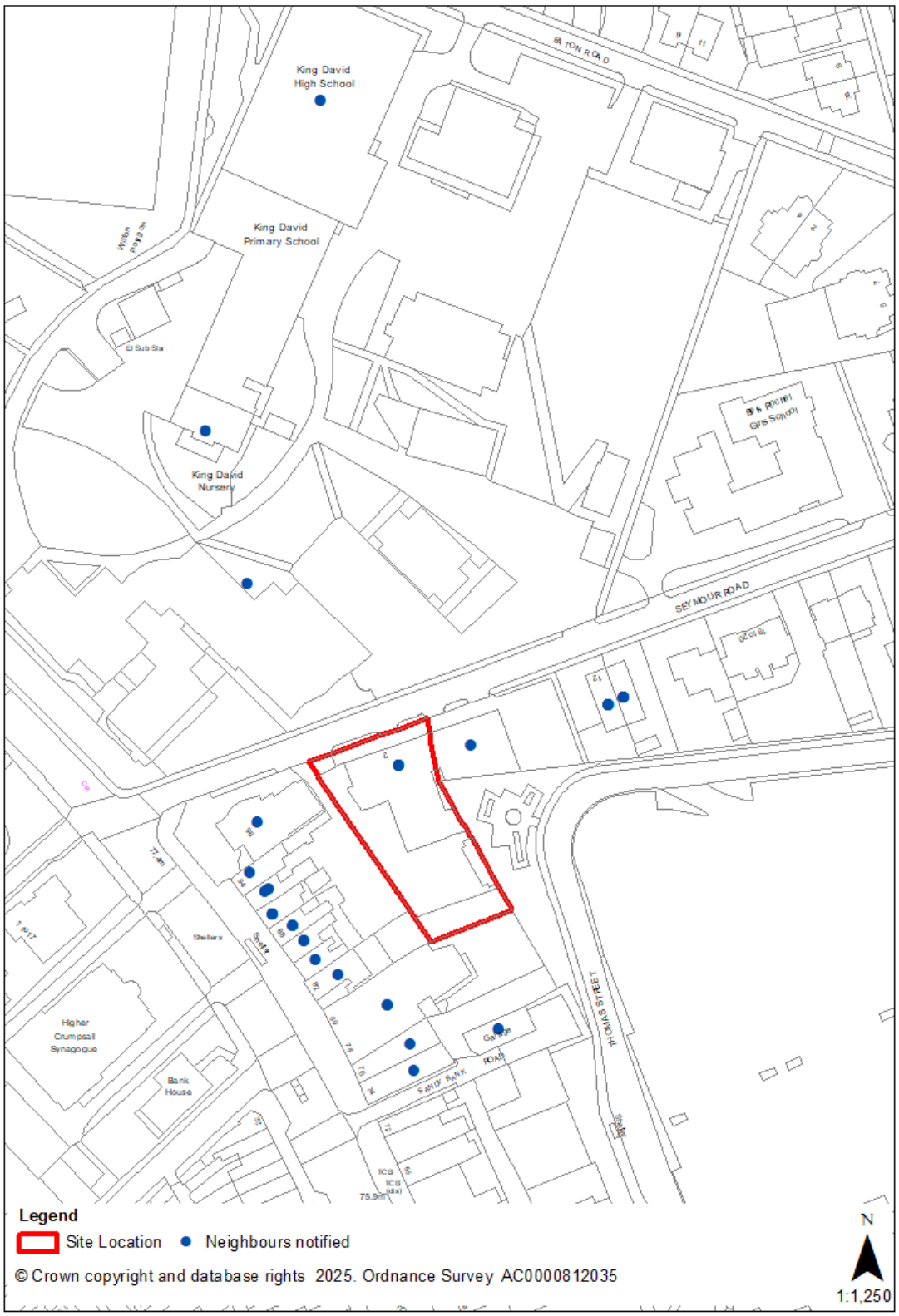
The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 140755/FO/2024 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

MCC Flood Risk Management
Highway Services
Heritage & Urban Design
United Utilities Water PLC
Environmental Health
Greater Manchester Police
Greater Manchester Ecology Unit
Salford City Council

A map showing the neighbours notified of the application is attached at the end of the report.

Relevant Contact Officer : Ellie Knowles
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King David
High School
King David
Primary School
King David
Nursery
SEYMOUR ROAD
THOMAS STREET
SANDY BANK
ROAD
Higher
Crumpsall
Synagogue
Bank
House
Legend
Site Location
Neighbours notified
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