

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144149/P3GPA/2025

Date registered valid: 1 October 2025

Proposal: Prior approval for change of use under Class G, Part 3, Schedule 2 of the GPDO 2015 (as amended) for conversion of upper floors from commercial to mixed use, comprising ground floor commercial unit and 2 self-contained flats on the first and second floors, with no external alterations

Address: 898 Stockport Road, Manchester, M19 3AD

Ward(s): Levenshulme Ward

Applicant: Mr Shabbir Ahmed, B & A Properties (UK) Limited

Agent (if any): Mr V Alyas, Architek UK

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 25 November 2025

Application details

Type of application: Prior Approval - Class E to mix inc C3

Development type: Notifications

Date of site visit: 20 October 2025

Standard consultations:

Printed: 6 October 2025 Expired: 27 October 2025

Neighbour notifications

Printed: 6 October 2025 Expired: 27 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application property forms part of a red brick terrace over three storeys and is part of a larger parade located on the eastern side of Stockport Road close to its junction with Carrill Grove. It relates to larger retail and commercial parade within Levenshulme District Centre. The elevations are composed in red brick with horizontal detailing, stone cills and lintels. The building has a grey slate roof. The ground floor Class E unit appears to be vacant but was last used as restaurant with ancillary take away facilities. Its shopfront incorporates roller shutters with fascia signage above. The rear of the property incorporates a rear yard accessed via an alleyway leading to Carrill Grove. To the rear the application property comprises a single storey extension and metal staircase providing first floor access and egress.



Fig.1 – Views of the front and rear of the application site

Description of development

Although existing and proposed elevational drawings have not been provided, the applicant maintains that the development can be undertaken without external alterations, including the formation of a doorway to facilitate access to a staircase leading to the upper floor. The ground floor Class E unit would be retained. The internal space above would be configured to provide two, one person, one bedroom flats, i.e., a first floor flat of 37 sq. metres and a second floor flat of 40 sq. metres. Bin and bike storage would be undertaken in the retained rear yard area.



Fig. 2 – Proposed layout

Site history

- i. 066994/FU/NORTH2/03: Approved - 06.03.2003
898, Stockport Road, Levenshulme.
Change of use to A3 food and drink use on the ground floor
- ii. 023970: Refused - 25.04.1985
Broadleys Travel, 898, Stockport Road, Levenshulme.
Illuminated single sided box sign below first floor window

Consultations & Notification Responses

Local residents and businesses – No comments received.

Highway Services – The following comments have been received:

- i. It is not anticipated that there would be a significant change in trip generation as a result the proposal.
- ii. The site is in a sustainable location with regard to access to public transport.
- iii. The development is not supported with car parking has the potential to increase demand for on-street car parking.
- iv. Clarification of the number of secure cycle storage spaces should be provided.
- v. Bin collection of bins would be via Carrill Grove. The return of bins to storage points should be managed to avoid obstruction on the highway.

Environmental Health – The following comments have been received:

- i. Waste & recycling management – The proposed arrangements are not satisfactory. The submission has not demonstrated that there is sufficient space in the rear yard for the provision of appropriate bin storage areas for the commercial and residential uses. Therefore, the proposed arrangements are not satisfactory.
- ii. Noise / overheating - Potential noise impacts that may affect the occupants of the proposed flats have been identified from a number of sources, including traffic on Stockport Road, and the operation of the nearby mainline railway and nearby commercial uses and their

associated external plant. The ground floor of the application property has also been identified as a noise source. Measures to demonstrate appropriate noise attenuation should be provided. Any acoustic scheme should include an overheating assessment.

iii. Fume/Odours - There may be potential fume/odour impacts on the occupants of the proposed residential flats from nearby commercial uses including the application premises. Further information is required regarding any assessment of this potential constraint before relevant conditions may be recommended.

[This information has not been requested as the nature of the Class E use has been stated and any requirements for fume extraction would need to be potentially addressed thorough a separate planning application.]

Flood Risk Management – The following comments have been received:

- i. Although the proposed development is located within Flood Zone 1, it is subject to surface water flooding during a 1 in 100-year storm event.
- ii. The proposed development would not be related to an increase in the footprint of the building or lower floor levels. It would not affect the existing permeable surface. All proposed bedrooms are located on the first and second floors,
- iii. In these circumstances there would not be a requirement for a drainage condition.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework are relevant.

- i. Section 5 Delivering a sufficient supply of homes
- ii. Section 8: Promoting healthy and safe communities
- iii. Section 11: Making effective use of land
- iv. Section 12: Achieving well-designed places
- v. Section 14: Meeting the challenge of climate change, flooding and coastal change

The proposal would fail to meet the objectives of section 8 for the reasons set of below.

Places for Everyone - Is a Joint Development Plan Document and provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report. Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is 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 policy JP-P6 (Health) is relevant and would not be accorded with due to the potential identified harm associated with the development.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

The development would positively the local supply of housing and provide a satisfactory quality of internal space. However, the operational aspects of the development, in relation to waste management and noise attenuation, would not be appropriately responded to. In the absence of satisfactory arrangements, the resulting potential harm to amenity would be contrary to the objectives of policy SP1.

Policy C 2 District centres - States that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. It promotes the efficient use of land and housing where it supports the vitality and viability of the district centre. The proposed mix of uses within Levenshulme District Centre would be appropriate. However, it would not be supported with satisfactory operational arrangements.

Policy EN 14 (Flood Risk) - Requires consideration of potential additional flood risk related to proposed development. The site is in Flood Zone 1 but is affected by potential surface water flooding. Given the nature of the proposed development and its accommodation within existing buildings would not affect the established circumstances relating to the risk of flooding. The development would thereby be appropriately to policy EN14 would thereby be accorded with.

Policy EN 18 (Contaminated Land and Ground Stability) -Requires that consideration be given to contamination risks associated with development. No issues have been identified in this case as related works would be related to the fabric of the building without ground excavation.

Policy EN19 (Waste) - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how sustainable waste management needs of the end user will be met. The submission has not demonstrated that satisfactory waste and recycling management could be achieved. Policy EN19 would not therefore be accorded with.

Policy H1 (Overall Housing Provision) - The development would be potentially acceptable in terms of its layout and contribution to local housing supply or secure appropriate and sustained occupation.

Policy H 5 (Central Manchester) - States that high density housing will be permitted within Longsight District Centre as part of mixed-use schemes.

The principle of residential use above a Class E unit would respond positively to the objectives of policies H1 and H5.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. The site is in a sustainable location in terms of access to public transport and local services. The applicant has not demonstrated that the site has capacity for appropriate cycle storage.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

The above criteria have been related to the quality of the accommodation that would be formed and the potential impact on the amenity of future residents. As discussed in this report, measures to attenuate noise and provide appropriate bin storage have not been satisfactorily demonstrated. The related harm to amenity would be contrary to the objectives of policy DM1.

Unitary Development Plan (saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC26 (Development and noise)

The following elements of policy DC26 are relevant:

Policy DC26.1 has been related to the proposals contribution to the local noise environment and how existing noise sources, including noise from traffic may impact on the proposed housing.

Policy DC26.4 requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily.

Policy DC26.5 has been related to the assessment of the development, in terms of measures to minimise the impact of noise on future residents, including the incorporation of noise insulation.

The submitted details do not give sufficient certainty that appropriate noise attenuation could be achieved to attenuate noise from the ground floor Class E units and other external noise sources. As satisfactory noise attenuation has not been demonstrated the related potential harm to future residents of the upper floor would be contrary to policy DC26.

Legislation - The proposed change of use should be assessed against the following legislation: The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2 Class G – commercial, business and service or betting office or pay day loan shop to mixed use including up to two flats (Class C3).

Permitted development

G. Development consisting of a change of use of a building —

(a) from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats;

(c) from a use within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order, to a mixed use for any purpose within Class E (commercial, business and service) of Schedule 2 to that Order and as up to 2 flats;

(e) from a use falling within article 3(6)(n) (betting office) or 3 (6)(o) (pay day loan shop) of the Use Classes Order to a mixed use falling within article 3(6)(n) (betting office) or 3 (6)(o) (pay day loan shop) of the Use Classes Order and as up to 2 flats.

Conditions

G.1 Development permitted by Class G is subject to the following conditions —

(a) some or all of the parts of the building used for a use within, as the case may be, article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of, or Class E of Schedule 2 to, the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;

(b) where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat;

(c) a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence)—

(i) by a single person or by people living together as a family, or
(ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents).

(d) before beginning development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (i) contamination risks in relation to the building;
- (ii) flooding risks in relation to the building;
- (iii) impacts of noise from commercial premises on the intended occupiers of the development;
- (iv) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (v) arrangements required for the storage and management of domestic waste.

Interpretation of Class G

G.2 For the purposes of Class G, “care” means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder.

(4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if in the introductory words in sub-paragraph (5), for “and highways impacts of the development” there were substituted “impacts of the development, particularly to ensure safe site access”.

(Procedure for application for prior approval under prior approval under Part 3, Paragraph W (9), which states ‘the local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application, which may include—

- (a) assessments of impacts or risks;
- (b) statements setting out how impacts or risks are to be mitigated; or
- (c) details of proposed building or other operations.’

(5) Development must be completed within a period of 3 years starting with the prior approval date.

(6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.”

In this case, the development would not be appropriately related to the above legislative requirements for the reasons set out below.

Principle - The submitted prior approval application relates to the formation of a mix of Class E and Class C3 uses permitted by Schedule 2, Part 3, Class G of the GDPO. The development would involve the formation of two, one-bedroom flats. Whilst, the quality of the internal layout would potentially encourage sustained occupation of the flats, proposed access to them would be reliant on elevational alterations requiring planning permission. The application has not been appropriately supported with satisfactory arrangements for waste and recycling management. The criteria for prior approval would therefore not be met.

Shopfront alterations – The application forms indicate that the development would not involve alteration to the shopfront. It is acknowledged that at the time of the site visit the roller shutters were in a closed position, and the shopfront was not clearly visible. The internet image shows below shows the shopfront with a single leaf door to the shopfront in November 2020.



Fig.3 – Application site in November 2020

Whilst there is no evidence to confirm when works were undertaken to the shopfront, there is no history of planning permission being granted to allow alterations to facilitate the formation of a separate doorway to the upper floor. As these works do not benefit from the required planning permission they cannot be relied upon to meet the requirements for prior approval. Instead, the related elevational alterations should be considered as part of an application for planning permission or a certificate of existing lawful development if the alterations to the shopfront took place and were substantially completed before 25 April 2024.

Noise – The applicant has not provided specification of acoustic attenuation to prevent noise outbreak from the existing ground floor use and residential uses above (and between the proposed flats). Instead, the applicant has indicated that noise insulation would be provided in accordance with the requirements of Part E of the Building Regulations.

The Environmental Health Officer has recommended that the development is related to a noise attenuation scheme that the addresses the impact of potential noise transfer from the ground floor Class E unit to the residential units above. It should also respond to the impact of other external noise sources. The related assessment should also include details of the noise attenuation of any externally mounted equipment required in connection the operation of the ground floor use.

It is not considered that the prior approval criteria relating to the attainment of appropriate noise attenuation from the ground floor commercial use to reduce impacts on intended [residential] occupants has not been met.

Waste and recycling management – The rear yard has limited retained space. The application submission has not demonstrated that the required number of bins with appropriate capacities can be accommodated within the application site. The submission also fails to demonstrate how waste and recycling storage, required in support if the ground floor use, would be accommodated within the site. The requirements for prior approval would not, therefore, be met.

Cycle storage – As the discussed space in the rear yard would be reduced by the positioning of bins, it is not apparent that the proposed arrangements for cycle storage could be appropriately delivered.

Residential amenity – The achieved internal space would be appropriate based on occupation as one person, one bedroom flats and adequate natural light would be provided through existing windows. The absence of appropriate bin storage and the demonstrable provision of noise attenuation would be potentially harmful to residential amenity.

Contamination risks – None identified.

Conclusion – The development would fail to accord with the prior approval criteria relating to e Class G, Part 3 of Schedule 2 due to its:

- i. Reliance of elevational alterations that have not been authorised by a planning permission or regularised through a certificate of existing lawful development.
- ii. Failure to demonstrate the provision of appropriate waste and recycling arrangements, including satisfactory bin storage within the site for all the uses to be undertaken within the site.
- iii. Failure to demonstrate appropriate noise attenuation from the ground floor Class E use to the residential units above and from other external nearby noise sources.

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: Refuse

Article 35 Declaration

N/A

Reason for recommendation to refuse

1) The submitted application seeks prior approval for a change of use that is not permitted under The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2 Class G – commercial, business and service or betting office or pay day loan shop to mixed use including up to two flats (Class C3). In this case, the development would fail to accord with the prior approval criteria relating to Class G, Part 3 of Schedule 2 as:

- i. The means of access and egress to the proposed flats relies upon elevational alterations that have not been authorised by a planning permission or regularised through a certificate of existing lawful development.
- ii. It has not been demonstrated that the provision of appropriate waste and recycling arrangements would be achieved, including satisfactory bin storage within the site for all the uses to be undertaken within the site.
- iii. It has not been demonstrated that appropriate noise attenuation from the ground floor Class E use to the residential units above and from other external nearby noise sources.

Prior approval is therefore refused as the proposed change of use has not been related to the appropriate assessment criteria as set out in The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2 Class G – commercial, business and service or betting office or pay day loan shop to mixed use including up to two flats (Class C3) and Procedure for application for prior approval under Part 3, Paragraph W (9). The proposed residential change of use would also be harmful to the amenity of future residents and thereby contrary to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan and policy JP-P6 of Places for Everyone Joint Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

Second Floor Flat, 811 Stockport Road, Manchester, M19 3BS
First Floor Flat, 811 Stockport Road, Manchester, M19 3BS
Flat 3, 896A Stockport Road, Manchester, M19 3AD
Flat 2, 1A Carrill Grove, Manchester, M19 3AE
Flat 2, 896A Stockport Road, Manchester, M19 3AD
Flat 1, 896A Stockport Road, Manchester, M19 3AD
896 Stockport Road, Manchester, M19 3AD
Flat 1, 1A Carrill Grove, Manchester, M19 3AE
H&T Pawnbrokers, 894 Stockport Road, Manchester, M19 3AD
Flat 2, 4 Farmside Place, Manchester, M19 3BF
4 Farmside Place, Manchester, M19 3BF
Flat 1, 4 Farmside Place, Manchester, M19 3BF
Top Flat, 900 Stockport Road, Manchester, M19 3AD
Flat Above, 898 Stockport Road, Manchester, M19 3AD
Flat Above, 817 Stockport Road, Manchester, M19 3BS
Flat 2, 892 Stockport Road, Manchester, M19 3AD
Flat 1, 892 Stockport Road, Manchester, M19 3AD
813 Stockport Road, Manchester, M19 3BS
813B Stockport Road, Manchester, M19 3BS
817A Stockport Road, Manchester, M19 3BS

813A Stockport Road, Manchester, M19 3BS
902 Stockport Road, Manchester, M19 3AD
817 Stockport Road, Manchester, M19 3BS
892 Stockport Road, Manchester, M19 3AD
2 Carrill Grove, Manchester, M19 3AE
900 Stockport Road, Manchester, M19 3AD
Station Hop, 815 Stockport Road, Manchester, M19 3BS
811 Stockport Road, Manchester, M19 3BS
1 Carrill Grove, Manchester, M19 3AE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA