

Planning Statement

**Change of use of 6no Dwellinghouses (Use Class C3a) to
6no. Care homes (Use Class C2) for up to 2 no. 16-25 year
olds per property, with no internal or external alterations.**

7, 9, 11 & 13 Victory Street, Manchester M14 5AE and
492 & 494 Claremont Road, Manchester M14 5WA

December 2025

Ref: 25099
Rev: C

email@plande.uk

0333 444 3433

www.plande.uk

I. INTRODUCTION

- I.1 Plande has been appointed to submit a supporting statement for the change of use of 6no dwellinghouses (Use Class C3a) to 6no. Care homes (Use Class C2) for up to 2 no. 16-25 year olds per property, with no internal or external alterations at 7, 9, 11 & 13 Victory Street, Manchester M14 5AE and 492 & 494 Claremont Road, Manchester M14 5WA.



Figure 1: Location Plan

- I.2 This statement, which should be read in conjunction with the supporting information submitted with the planning application, aims to give an appraisal of the planning issues and merits in context with planning and other policies, guidance, and material considerations.
- I.3 This planning statement seeks to provide an overall summary of the existing site and surroundings; the relevant planning history of the site, and to provide justification for the proposed works, in the context of the local surroundings, in order to support Manchester City Council in the determination of this proposal and demonstrate that the proposed works comply with the policies of relevance within the Development Plan. The report is structured in the following format:
- Section 2: Site & Surroundings
 - Section 3: Planning History
 - Section 4: The Proposal
 - Section 5: Planning Policy Framework
 - Section 6: Scheme Assessment
 - Section 7: Conclusion
- I.4 This statement has been prepared for the exclusive use of the applicant as part of their planning application and in accordance with the agreed scope of the project. The document may not be reproduced in whole or in part, without the prior written consent of Plande. The copyright in this document (including its electronic form) shall remain vested in Plande. Plande will not be liable for the contents or use of this document by any person for any purpose. The content herein, including but not limited to any assessments and conclusions, represents the author's opinions, not factual assertions, except where explicitly stated and independently verified.

2. SITE & SURROUNDINGS

- 2.1 The application properties, 7 & 9, 11 & 13 Victory Street and 492 & 494 Claremont Road, are three pairs of semi-detached properties of traditional masonry construction. The dwellings are part of a development of 7no recently constructed dwellings approved under application 130987/FO/2021.



Figure 2: Location Plan of the development highlighting the 6no application properties



Figure 3: Google Street View showing 7 & 9 & 11 & 13 Victory Street



Figure 4: Google Street View showing 492 & 494 Claremont Road

- 2.2 The properties are located in a predominantly residential area close to Rusholme district centre. To the north of the development is a terrace of two storey houses.
- 2.3 Adjoining the site to the east are former local authority houses and an area of incidental open space.
- 2.4 To the south of the site is Stenbury Close, beyond which are more residential properties.
- 2.5 To the west of the site across Victory Street are newly constructed residential dwellings, beyond which is a recreation ground.
- 2.6 The flood map illustrates that the application site is in Zone 1, an area with a low probability of flooding. The site is not within the Green Belt. Additionally, the site is not within a Conservation Area, and the building is not a Listed Building, nor is it in proximity to any Listed Building. Furthermore, the site has no specific local plan designation.

3. PLANNING HISTORY

- 3.1 A planning history search illustrates the following relevant planning applications for the site:

Reference: 120891/FO/2018
 Address: 492-494 Claremont Road, Manchester M14 5WA
 Proposal: Erection of 7 two storey houses (Class C3) with rear dormers with associated car parking and landscaping.
 Status: Approved
 Date: 21 November 2018

Reference: 130987/FO/2021
 Address: 492-494 Claremont Road, Manchester M14 5WA
 Proposal: Revised application for the erection of 7 two storey dwellings with dormers and associated car parking and landscaping.
 Status: Approved
 Date: 27 September 2023

Reference: CDN/25/0068

Address: 492 Claremont Road, Manchester, M14 5WA
 Proposal: Discharge of Conditions 1 (Timescale), 2 (Specified Plans), 3 (Noise), 4 (Remediation), 5 (Boundary Treatment), 6 (Secure By Design), 7 (Waste), 8 (Car Parking), 9 (PD Extensions), 10 (PD Hardstanding), 11 (C3A restriction), 12 (Footpaths), 13 (Landscaping) and 14 (Cycle Store) attached to planning permission 130987/FO/2021.
 Status: Approved and Refused
 Date: 10 March 2025

Reference: CDN/25/0326
 Address: 492 Claremont Road, Manchester, M14 5WA
 Proposal: Discharge of conditions 3 (noise), 5 (boundary treatment), 7 (waste), 12 (footpaths) and 14 (cycle store) attached to planning permission 130987/FO/2021
 Status: Refused
 Date: 16 May 2025

4. THE PROPOSAL

- 4.1 This planning application seeks permission for the change of use of 6no dwellinghouses (Use Class C3a) to 6no. Care homes (Use Class C2) for up to 2 no. 16-25 year olds per property, with no internal or external alterations at 7, 9, 11 & 13 Victory Street, Manchester M14 5AE and 492 & 494 Claremont Road, Manchester M14 5WA.
- 4.2 No additional floorspace is to be created, and no external alterations are proposed to the properties.
- 4.3 Each of the original houses features general living accommodation on the ground floor, 2no bedrooms and a 1 bathroom on the first floor, and a third bedroom with ensuite bathroom on the second floor.
- 4.4 The properties therefore continue to be used as traditional “dwellinghouses” with bedroom accommodation on the upper floors and living accommodation on the ground floor.
- 4.5 Each resident will have their own bedroom and shares the communal kitchen and dining area on the ground floor and the carer shares and participates in the domestic and living activities with the residents.

ABOUT THE APPLICANT

- 4.6 Tulip Mental Health and Community Care Ltd offers specialist residential placements, a person-centred approach to care and intensive 24-hour care in the community to young people and young adults (16-25 years) struggling with mental health difficulties.
- 4.7 Tulip Mental Health and Community Care Ltd came about as a group of experienced professionals within the mental health sector identified a gap in the community care provision regarding therapeutic placement for young people and young adults. The applicants discovered that a lot of young people are unnecessarily stuck in hospital settings as stakeholders have no placement provision due to the lack of specialist therapeutic placement for the young persons. Tulip Care addresses this gap in care provision.
- 4.8 Tulip Mental Health and Community Care Limited aims to provide a homely and safe environment, offering; specialist transitional therapeutic and rehabilitative residential placements, good links with the community facilities, and a focus on social integration within a continued risk assessment/management framework for young people and young adults with complex and challenging presentation in the context of mental health problems and associated risks from the age of 16 up to 25 years.
- 4.9 Tulip Mental Health and Community Care Ltd will be providing care for 16 to 25 year olds, transition age group service for young people with complex mental health and associated risks, within the application properties. Tulip Care provides bespoke care packages to manage young people who due to any reason are unable to live independently in the community or in their homes.
- 4.10 The young people may have had very different and mixed life experiences prior to be accommodated at one of the application properties; some may be care leavers, some may be looked after by local authorities, some may be asylum seekers, some may be struggling to live with their own families. It is expected that all young people accommodated will have experienced, or be experiencing mental health difficulties, for which they will require continued support and treatment

DAY-TO-DAY OPERATIONS

- 4.11 As above, at each property there will be up to 2 residents and 3 members of staff working on a shift basis, with members of staff providing 24-hour care and to support community access (i.e. someone going out for appointments or activities or to do shopping). 1 – 2 members of staff will be present at the property depending upon the needs of the young people although this will not be their principal place of residence. A Registered manager will be present during the daytime, generally between the hours of 9am to 5pm. A remote on-call Manager will be available out of hours. There is a locked door policy at night only, and staff may work in pairs on both shifts. Staff work on a rota basis of 8am to 8pm and 8pm to 8am, with handovers lasting approximately 15 minutes. This changeover is just to go through any notes taken throughout shift.
- 4.12 The young people will have access to a multidisciplinary team as and when this is required. There will be up to 2 residents residing on the premises at any given time. The residents will always be observed on a 1:1 basis. Residents will be encouraged to engage in day-to-day activities of personal care, cooking, education, financial support, leisure activities and work opportunities that enables them for more independent living in the future.
- 4.13 Regular and ad-hoc support sessions will cover topics such as budgeting money, cooking, cleaning, shopping, personal care, managing emotions, identity and sexuality, managing health needs and treatments, making and maintaining relationships and general social skills. Career goals, including access to benefits, education, training and employment and housing and accommodation goals, including the ability to source suitable housing for themselves will also be supported. The regularity of support sessions will be dependent on the needs of the young people, with the overall aim to provide the support necessary for all young people to live independently. An independence plan that identifies targets and goals with each individual, will be regularly assessed to ensure the progress of this plan and support achievement.

- 4.14 All six homes are regulated by CQC, and the supported accommodation will be regulated by Ofsted in accordance with the Supported Accommodation Regulation 2023.
- 4.15 This application seeks permission for the change of use of 6 no. existing dwellings, however each property will be operated independently. Each care home will have its own staff team, and will manage its residents, parking, and deliveries independently. All staff will be employed by Tulip Care, and there may be common staff who work at all properties, but each care home will have its own staff team.
- 4.16 It is recognised that there are benefits of locating 6no separate care homes adjacent to each other, including the potential for staff development and training, and for immediate support should any issues arise.
- 4.17 The properties are located in a very diverse and multi-cultural area and there are many opportunities locally for young people to practice their beliefs, faith and culture with others. All religious, cultural and linguistic needs of the young people will be fully supported by the staff team.

PROPOSED OPERATION AND USE

- 4.18 The overall ethos of the scheme is to provide, as near as possible, a homely environment for people to enable them to live in local communities. The property will provide a home-like environment but with the relevant facilities and adaption to ensure residents can live a safe and independent life, with the relevant support from staff as and when required.
- 4.19 It is suggested that the proposed use will not result in a material increase in vehicle or pedestrian movements into and out of the site when compared to the maximum potential for the existing use.
- 4.20 The nature of the existing building and proposed change of use means that there are no material differences in relation to overbearing, overshadowing, overlooking or visual intrusion.
- 4.21 It is suggested that the use of the site will be in keeping with and complementary to the vitality and mix within the area and will not have a negative impact on the amenity of the surrounding properties, the vitality, character, viability of the area as a whole.

5. PLANNING POLICY FRAMEWORK

- 5.1 In accordance with S.38 of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, this planning application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan comprises:
- Places for Everyone (Pfe) Development Plan Document (adopted 21 March 2024)
 - Manchester's Core Strategy Development Plan Document (adopted 11 July 2012)
 - Saved policies of the Unitary Development Plan for Manchester (July 1995)
 - Supplementary Planning Documents
 - The Guide to Development on Manchester
- 5.2 This section provides the background to the development plan and identifies the relevant policies below.

PLACES FOR EVERYONE (PFE) DEVELOPMENT PLAN DOCUMENT

- 5.3 Places for Everyone is the joint development plan for nine Greater Manchester districts. It outlines strategies for jobs, new homes, and sustainable growth, focusing on utilising brownfield and urban spaces while protecting Green Belt land. The plan ensures that new developments are integrated into the region's transport network or supported by new infrastructure.
- 5.4 **Policy JP-S1: Sustainable Development**, states that 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.

- 5.5 **Policy JP-H3 Type, Size, and Design of New Housing** promotes a diverse range of dwelling types and sizes to meet local needs, including self-build and community-led projects. It encourages specialist housing for older and vulnerable populations and supports inclusive neighbourhoods. New housing must comply with space standards and be built to the accessible and adaptable standard unless impractical. Innovation in housing design is encouraged, as long as it adheres to good design principles and enhances local distinctiveness.
- 5.6 **Policy JP-P1 Sustainable Places**, outlines attributes for development in Greater Manchester, focusing on creating liveable cities. Key aspects include local distinctiveness, resilience to environmental events, resource efficiency, and community inclusivity, ensuring environments are functional, well-connected, and aesthetically appealing.
- 5.7 **Policy JP-P6 Health** aims to reduce health inequality in new developments by promoting positive impacts on health and wellbeing. It encourages active design principles, supports healthy lifestyles, and may require new or improved health facilities. The policy also emphasizes the enhancement of hospitals, integration of health and social care, and the creation of wellness hubs. Additionally, developments requiring an Environmental Impact Assessment must include a Health Impact Assessment to evaluate their potential health effects.

MANCHESTER'S CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

- 5.8 Manchester's Core Strategy Development Plan Document (2012-2027) 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.
- 5.9 **Policy SP 1 Spatial Principles** outlines the key spatial principles for the strategic development of Manchester. It aims to create inclusive neighbourhoods with diverse housing options. (Partially replaced by PFE policy JP-S1)
- 5.10 **Policy DM 1 Development Management** mandates that all developments consider specific siting, layout, scale, and design factors, ensuring compatibility with surrounding areas. Emphasis is placed on minimising adverse impacts on local amenity, promoting accessibility, and enhancing community safety. Developments must also facilitate adequate internal and external space, merging well with environmental qualities while supporting health and well-being objectives.
- 5.11 **Policy H 1 Overall Housing Provision** states that Manchester will provide approximately 60,000 new dwellings by 2027, focusing primarily on the North, East, City Centre, and Central areas. The policy prioritises sustainable growth on previously developed land, with a mixed housing strategy to cater to diverse community needs, while addressing economic viability and local housing demand. (Partially replaced by PFE policy JP-H1)
- 5.12 **Policy H 5 Central Manchester** specifies that Central Manchester will host 14% of new residential developments, primarily promoting family housing and high-quality, high-value properties. High-density housing is encouraged within or adjacent to the Regional Centre, particularly in mixed-use developments, fostering community integration and regeneration efforts in various district centres.
- 5.13 **Policy H 8 Affordable Housing** establishes that residential developments of 0.3 hectares or 15 units or more should contribute to a city-wide target of 20% affordable housing. This includes a mix of social and intermediate housing options. Provisions for changes to these targets may occur based on financial viability assessments, ensuring that developments contribute to a balanced housing stock while reflecting community needs and market conditions. (Partially replaced by PFE policy JP-H2)
- 5.14 **Policy H10 Housing for people with additional support needs** supports the development of accommodation for people with additional support needs, provided that there is not already a high concentration of similar uses in the area. The proposal should contribute positively to the vitality and viability of the neighbourhood, without placing disproportionate stress on local infrastructure, such as health facilities.

- 5.15 **Policy EC 8 Central Manchester** focuses on providing 14 hectares of employment land in Central Manchester, with key areas for development including the Central Manchester Regeneration Area, Princess Parkway, Stockport Road, Hyde Road, and district centres like Hulme, Rusholme, and Longsight. The policy promotes mixed-use development and aims to complement City Centre employment, enhance transport connectivity, and create a positive sense of place through design. It also emphasizes improving public transport, walking, and cycling access to employment areas.

SAVED POLICIES OF THE UNITARY DEVELOPMENT PLAN FOR MANCHESTER

- 5.16 **Policy DC2 Rest homes and nursing homes (Class 2)** outlines the criteria for determining planning applications for rest homes, nursing homes, and other Class C2 uses. The Council considers factors such as the impact on neighbouring residents, the standard of accommodation, visual amenity, car parking, accessibility, and avoiding an over-concentration of special needs housing in one area.
- 5.17 **Policy DC26 Development and Noise** aims to reduce the impact of noise on residents, workers, and visitors in the City through the development control process. The Council will consider both the noise generated by new developments and the potential exposure of new developments to existing noise sources that are beyond planning control.

NATIONAL PLANNING POLICY FRAMEWORK

- 5.18 The National Planning Policy Framework (NPPF) was published in 2012 and last revised in December 2024. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.19 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives which are independent and need to be pursued in mutually supportive ways:
- a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.20 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision-taking this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework 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; or
 - Specific policies in the Framework indicate development should be restricted.

- 5.21 Paragraph 39 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Furthermore, Decision-makers should seek to approve applications for sustainable developments where possible.
- 5.22 Paragraph 48 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.23 Paragraph 56 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.
- 5.24 Paragraph 128 states that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.
- 5.25 Paragraph 135 (f) states that developments should ‘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.
- 5.26 Promoting sustainable development is a key component of the NPPF and a substantial weight is given to encouraging economic growth with planning authorities being required to apply the presumption in favour of sustainable development.

6. SCHEME ASSESSMENT

- 6.1 The following section will consider the compliance of the proposal with the Development Plan policies and material considerations for the application. It provides an analysis of the main planning matters related to the principle and a more detailed, policy-orientated assessment of planning considerations.

PRINCIPLE OF DEVELOPMENT

- 6.2 Considering the NPPF as a whole, it is important to note that the main purpose of the NPPF is to contribute to the achievement of sustainable development. Paragraph 8 states that “*Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)*”.
- 6.3 At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, 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.
- 6.4 At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision takes to approve applications that accord with the Development Plan without delay.
- 6.5 Both existing dwellings are located within a residential area of Central Manchester. Policy H10 of Manchester’s Core Strategy supports the provision of accommodation for people with additional needs where there is not a high concentration of similar uses in the area already, where it would contribute to the vitality and viability of the neighbourhood, and where there would not be a disproportionate stress on local infrastructure.
- 6.6 This change of use aligns with both national and local planning policies, which emphasize the need for flexible, sustainable accommodation solutions. The principle of development can therefore be considered acceptable in this location.

CHARACTER AND VISUAL IMPACTS

- 6.7 No physical alterations are proposed to the exterior of any of the properties and therefore each property will retain its appearance as a residential property when viewed in the context of the street scene. As a result, it is suggested that the proposed change of use would not have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.
- 6.8 It is suggested that the provision of six care homes adjacent to each other will not lead to an overconcentration of Class C2 uses within the neighbourhood. Due to the modest size of each care home, with a total of 12 no young people being accommodated across the six properties, it is suggested that the proposals would not place undue pressure on local services.
- 6.9 It is suggested that the proposals are in accordance with Policy H 10 of Manchester’s Core Strategy and Policy DC2 of the saved UDP.

AMENITY AND IMPACTS ON NEIGHBOURING/RESIDENTIAL AMENITY

- 6.10 As stated above, the proposals seek to make no material change to the existing buildings and it is suggested the proposed use is broadly similar to the existing use. As such it is suggested that the proposals are compatible to the area and would not cause a disamenity to neighbouring properties in activity levels, comings and goings and noise and/ or disturbance, visual intrusion or in any other way.
- 6.11 It is suggested that activities associated with the use of the properties are similar to that of an average family dwelling, and as such the proposals would not cause any undue noise and disturbance to adjoining occupiers, over and above what would be expected from a residential dwelling.

- 6.12 The provision of two care homes in adjacent semi-detached dwellings (7 & 9 Victory Street, 11 & 13 Victory Street, and 492 & 494 Claremont Road) ensures that there would be no detrimental impact on the living conditions in either property through noise transfer across the party wall. It is suggested that the use of each property as a care home will continue to house living accommodation at ground floor level with bedrooms on the upper floors, and as such will not compromise neighbouring living conditions.
- 6.13 With regards to the potential for noise and disturbance to neighbouring residential amenity, it is suggested that the proposed care of 2 young people at each property would be significantly less intensive than the potential for a family who could accommodate 3 children at the property.
- 6.14 It is suggested that the nature of the use will not result in a material increase or change in vehicle or pedestrian movements to and from the site, or in the number of people coming and going especially when compared to potential maximum potential for the existing use as a 3-bedroom family home. The existing use could accommodate several adults, such as two parents and two over 17-year-old children who all have their own cars and travel independently to work, school, for hobbies, social visits, and to receive visitors.
- 6.15 The proposals are modest in size, with only two residents in each property. It is not anticipated that there would be a high level of visitors to each property, and as a result it is suggested that the comings and goings of visitors to the property would not have a detrimental impact on residential amenity.
- 6.16 While the proposed care homes will cater for a diverse range of young people, including those with mental health issues, emotional or behavioural challenges, it is suggested that staff at the property are trained and experienced in working with young adults with various needs, and are well equipped to manage any challenging behaviour that may be presented.
- 6.17 It is suggested that the proposals will not create unacceptable impacts on the amenity of existing residents in accordance with policies JP-P1 and JP-H3 of Places for Everyone.

COMMUNITY INVOLVEMENT

- 6.18 Tulip Care considers the privacy of all young people and the environment in which they are living, promoting mutual trust and respect. Staff are trained to help the young people build and develop a healthy understanding of personal space / privacy for themselves and the staff.
- 6.19 All young people are encouraged to participate in activities in line with their hobbies and interests, whether this is inside the home or during organised outings. All young people's religious, cultural and linguistic needs will be supported fully. Staff will liaise with external stakeholders where appropriate regarding specific religious and cultural needs and make appropriate arrangements to facilitate them.
- 6.20 Tulip Care has already developed a good rapport with the neighbours, in a short space of time. All neighbours will be given the opportunity in the future to offer feedback on the services. All the young people supported by Tulip Care are reminded about conduct in the community and surrounding areas and how to behave in a sociable and acceptable manner.
- 6.21 It is suggested that the proposals will create an appropriate mix of specialist housing for vulnerable people in the local area, and be socially inclusive, promoting a sense of community in accordance with policies JP-P1 and JP-H3 of Places for Everyone.

ACCESS AND HIGHWAYS

- 6.22 The driveways and parking facilities at each property will remain unchanged, allowing safe access for residents and visitors. Each property benefits from a car parking space at the side of the property, and an electric vehicle charging point. Secure cycle storage is provided within the rear garden of each property.

- 6.23 It is suggested that the proposed change of use will not increase vehicular traffic beyond what is typically associated with residential properties.
- 6.24 The site is located within a sustainable area close to Rusholme district centre with access to excellent bus routes along Wilmslow Road. It is suggested that family, staff and professionals could easily access the site on public transport.
- 6.25 It is suggested that any visitors to the properties will be by appointment only, and generally scheduled during the daytime when parking demand on the street is at its lowest. The existing residential parking arrangements will accommodate visitors and staff without compromising road safety or accessibility.
- 6.26 No changes are proposed to the existing refuse arrangements. The care homes will operate to ensure efficient waste management, preserving the environmental standards expected within the local plan.

CRIME IMPACT / SECURED BY DESIGN

- 6.27 Condition 6 of the original planning approval for the construction of the dwellings (130987/FO/2021) required that the development gained Secured by Design accreditation prior to occupation of the properties. This condition was subsequently discharged by application CDN/25/0068.
- 6.28 Given that no internal or external alterations are proposed, and the proposals still relate to the residential occupation of the dwellings, it is suggested that the dwellings each continue to meet the requirements of Secured by Design.
- 6.29 The applicant, Tulip Mental Health and Community Care Ltd, has considered the risks presented by the locality to occupants of the properties, both in terms of the application properties and building safety and the high risk areas within the wider local area. In addition, contingency plans are in place for a range of scenarios including adverse weather conditions, fuel shortages, IT and utility failures, and situations requiring the evacuation of the properties.
- 6.30 It is suggested that the proposals are in accordance with policy JP-PI which requires proposals to be safe, reduce opportunities for anti-social behaviour and ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster.

7. CONCLUSION

- 7.1 The proposed development seeks planning permission for the change of use of 6no dwellinghouses (Use Class C3a) to 6no. Care homes (Use Class C2) for up to 2 no. 16-25 year olds per property, with no internal or external alterations at 7, 9, 11 & 13 Victory Street, Manchester M14 5AE and 492 & 494 Claremont Road, Manchester M14 5WA.
- 7.2 The proposed development is consistent with the local planning policies. It aligns with the core principles of sustainable development, particularly within an existing residential area.
- 7.3 The proposal has been assessed and deemed to have no significant adverse impacts on the amenity of neighbouring properties, and the design will not alter the external appearance of the building, thus ensuring that the character of the street scene is preserved.
- 7.4 It is considered that the proposal would align with the Development Plan in that it provides for appropriate use and will be a significant benefit to the area.
- 7.5 It is considered that the proposals would represent sustainable development which is consistent with adopted planning policy, and which should be supported in order to deliver the wider social, environmental and economic benefits.
- 7.6 It is considered that the proposal would align with the Development Plan in that it provides for appropriate use and will be a significant benefit to the area.
- 7.7 It is considered that the proposals represent sustainable development, consistent with local and national planning policies, and should be supported in order to deliver the wider social, environmental and economic benefits.
- 7.8 It is therefore respectfully requested that the planning application is approved. In the event that Manchester City Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.