MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142922/P3MAP/2025
Date registered valid:	12 May 2025
Proposal:	Prior approval application for the change of use of first floor Commercial, Business and Service use (Class E) to form 3no. residential flat use (Class C3)
Address:	Edward Mellor, 116 - 120 Reddish Lane, Manchester, M18 7JL
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Gary Ormisher, Edward Mellor
Agent (if any):	Mr Jason Dugdale
Case officer:	Ian Jarvis Tel: 0161 234 4079 Email: ian.jarvis@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 October 2025

Application details

Type of application: Prior approval- Class E-Dwell (Class MA)

Development type: Notifications

Standard consultations:
Printed: 14 May 2025 Expired: 5 June 2025

Neighbour notifications
Printed: 15 October 2025 Expired: 25 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: Not applicable

Tree Preservation Order: Not applicable

This application relates to the upper floors of three 2/3 storey (including accommodation in the roof space) Class E units, at the end of a terrace of 8 units in a local shopping centre. The end property is a double fronted estate agents (118/120 Reddish Lane) and adjacent to that is a sandwich shop (116 Reddish Lane).

The upper floors are accessed from the rear, via an existing stairway in the rear yards of 118 and 120 Reddish Lane, with the only internal access from 120 Reddish Lane. The upper floors are currently vacant although they may have previously been used for ancillary office/storage use, in connection with the ground floor Estate Agents operation, who appear to own all of these upper floors. There is no apparent connection, with the ground floor use at no.116.

The relevant planning history of the site is as follows:

120 Reddish Lane
025858 - Change of use of shop with living accommodation to offices - Approved 5 February 1986
118 Reddish Lane
034193 - Change of from ground floor shop to an office - Approved 20 June 1989
Identified as 116 Reddish Lane but site also included 118 and 120 Reddish Lane
117635/FO/2017 - External alterations to rear of premises comprising the creation of a new balcony area and associated screening in connection with use of upper floor as 3 apartments - Approved 12 February 2018.

Prior Approval is now sought for the change of use of the first floor Commercial, Business and Service use (Class E) to form 3no. residential flats (Use Class C3), under the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended. The submitted floor plans indicate the provision of a combined living/kitchen/dining room and bathroom, on the first floor, with a bedroom on the second floor.

In relation to application ref: 117635, three x one bedroom flats were being created on the upper floors, under permitted development rights in place at that time, and as part of this change some external alterations were proposed at the rear of the building. Similar external alterations are proposed, at this time, but they cannot form part of this application for prior approval, and an accompanying application has therefore been submitted, for these external alterations (143494/FO/2025).

Description of area

Local residents/adjoining occupiers - No comments received.

Highway Services - Make the following comments:

TRIP GENERATION AND JUNCTION CAPACITY:
In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

SITE ACCESSIBILITY:
The site is well accessed by sustainable modes.

PARKING AND ACCESS:
There is no on-site car parking associated with the development and as such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street.
Highways understands with the change of use that the anticipated trips/parking demands is likely to be lower.
Plans indicate that access to the flats is to be relocated - Clarification is sought on pedestrian access to the proposed apartments (not relevant to this application and subject of accompanying application 143494/FO/2025).

CYCLE PARKING:
In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site.

REFUSE AND SERVICING:
It is understood that refuse storage is to remain as existing, located in the private gated rear service yard - Confirmation is required.
It assumed that refuse bins will be relocated to Cranbrook Road for kerbside collection - Confirmation is required.

Strategic Area and Citywide Support Manager - Recommend that conditions are attached, to any permission granted, in relation to acoustic insulation and refuse.

Flood Risk Management Unit - No objections raised and they indicate that the application can be approved, with no condition required.

Issues

In August 2021 Class MA 'Commercial, business and service uses to dwellinghouses' was added to Schedule 3, part 2, of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, to require the need for a Prior Approval application to be submitted to the local authority for such changes.

The Town and Country Planning (General Permitted Development) (England) Order 2024 then came into force on March 5, 2024. This order introduced new flexibilities for converting commercial properties into residential homes by removing certain conditions of Class MA, changes of use.

Legalisation
Class MA- commercial, business and service uses to dwellinghouses MA. Development consisting of a change of use of a building and any land within its curtilage from a use class falling within Class E (commercial, business and service) of the Schedule 2 to the Use Classes Order to use falling within Class C3 (dwellinghouse) of Schedule 1 of that Order.
MA.1- (1) Development is not permitted by Class MA-

(b) Unless the use of the building fell within one or more of the classes specified in subparagraph (2) for continuous period of at least 2 years prior to the date of the application for prior approval;
There is no evidence that that the ground floor has been used for any purpose other than for ancillary purposes to the ground floor Estate Agents

(d) if land covered by, or within the curtilage of, the building-
(i) is or forms part of a site of special scientific interest
(ii) is or forms part of a listed building or land within its curtilage;
(iii) is or forms part of a scheduled monument or land within its curtilage
(iv) is or forms part of a safety hazard area; or
(v) is or forms part of a military explosives storage area;
The building does not fall within any of these categories.

(e)if the building is within-
(i) an area of outstanding natural beauty;
(ii) an area specified by the Secretary of State for the purpose of section 41(3) of the Wildlife and Countryside Act 1981(1);
(iii) the Broads;
(iv) a National Park; or
(v)a World Heritage Site;
The building does not fall within any of these areas.

(f)if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or
(g)before 1 August 2022, if-
(i)the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and
(ii)the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.
Not relevant in this instance.

Conditions
MA.2-(1) Development under Class MA is permitted subject to the following conditions.

(2) Before beginning development under Class MA, 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-
(a) transport impacts of the development, particularly to ensure safe site access;

Whilst no dedicated car parking is provided, on-street parking is available in the area, which is the same arrangement as with existing surrounding properties. It is the case that three additional residential units would be present on site, but this is a replacement for a Class E use, that would have its own associated comings and goings and parking demands, and Highways services do not consider that the proposal would give rise to significant highway impacts. Cycle parking is available within the curtilage of the site.

(b) contamination risks in relation to the building;
The building is an established and long standing premises, with no extension works proposed, and it is not considered there would be contamination risks and no objections have been raised by Environmental Health officers.

(c) flooding risks in relation to the building;
There are not perceived to be any flooding risks associated with the premises, and it is not located within a Flood Risk Zone. The Flood Risk Management Unit have no objection to the proposal.

(d) impacts of noise from commercial premises on the intended occupiers of the development;
Environmental Health officers have recommended a condition regarding acoustic insulation requirements, which will be attached to this consent.

(e) Buildings in a Conservation Area - not relevant

(f)the provision of adequate natural light in all habitable rooms of the dwellinghouses;
In relation to 116 and 118 Reddish Lane, there are two windows in the front elevation, and two in the rear, on the first floor, along with a window to the bedroom on the second floor. In relation to 120 Reddish Lane, there would also be an additional two windows, to the first floor, and one additional window to the second floor, in the side elevation of the property. These are all existing windows and are considered to provide an overall level of adequate natural light, to the proposed residential units.

(g)the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses:
A condition, relating to waste management has been requested by Environmental Health

(h)where the development involves the loss of services provided by—
(i) a registered nursery, or
(ii) a health care maintained under the section 2 or 3 of the National Health Service Act 2006 the impact on the local provision of the type of services lost; and
(i)where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building
Not applicable

Conclusion

The premises are now vacant after being in use previously as an ancillary office and storage use for the ground floor Estate Agents, which falls within use Class E. The proposal involves creating 3 x one bedroom flats, each with a floor are in excess of 70 square metres, which is

significantly above the nationally described space standard, of 50 square metres, for a one bedroom/two person residential unit. In any event, there is not a requirement, in the legislation, for this to be achieved.
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The proposal is therefore considered to meet the requirements of Class MA save for the attaching of conditions relating to acoustic insulation and refuse arrangements

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 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 recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The City Council is satisfied that this development would have no material, harmful impact on the local highway network and transport, that there are no known contamination or flood risks at the site, and the provision of natural light to all habitable rooms, and that satisfactory arrangements can be made with regard to the management of noises. The proposal therefore complies with the requirements of policies SP1, T2 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester. and the requirements of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approval is hereby granted in accordance with drawing numbered 988-A- A000 and the proposed floor plans indicated on drawing numbered 988-A-003-rev B (i.e. not the indicated external alterations which are not allowed under this legislation), stamped as received by the City Council as Local Planning Authority on 12 May 2025.

2) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The development shall have refuse storage space for segregated waste collection and recycling and internal and external storage areas are required. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1. EN19 and DM1 of the Manchester Core Strategy.

3) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Reddish Lane and surrounding Streets shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, H1 and DM1 of the Core Strategy.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.
The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

114A Reddish Lane, Manchester, M18 7JL
114 Reddish Lane, Manchester, M18 7JL
Ground Floor, 116 Reddish Lane, Manchester, M18 7JL
116 Reddish Lane, Manchester, M18 7JL

Appendix 2 – Planning constraints

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