

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142208/FO/2025

Date registered valid: 9 April 2025

Proposal: Change of use of training centre (Use Class F1(a)) to 9 self contained apartments for care leavers (sui generis), with ancillary facilities including office space for charity staff, and all other associated works.

Address: Victoria House, 21 Manor Street, Manchester, M12 6HE

Ward(s): Ardwick Ward

Applicant: Sunil Ahuja Vedanta Partners Limited

Agent (if any): Mr J Greenfield Just-H Architects

Case officer: Carl Glennon
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Recommendation: Approve

Date of recommendation: 20 October 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 24 April 2025

Standard consultations:

Printed: 25 April 2025 Expired: 17 May 2025

Neighbour notifications

Printed: 25 April 2025 Expired: 17 May 2025

Site notice (relating to 142209/LO/2025)

Posted: 10 April 2025 Expired: 3 May 2025



Fig.1 – Displayed site notice

Press advert

Published: 30 April 2025 Expired: 21 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: No

Tree Preservation Order: No

Description of area

The application property is one of a group of Grade II listed building situated at the north-east junction of Manor Street and Ardwick Green North. The application property is located at the end of the terrace and its northern elevation is adjoined by an industrial building comprising red brick elevations and a saw tooth roof. The surrounding are comprises of a mix of commercial offices, industrial type uses. Ardwick Green Park is situated to the south.

The listing relating to the property describes it as a townhouse constructed around 1805-06. The property has two storeys over a basement, and roof space accommodation. The property extends to the rear into a small yard area with a two storey outrigger (extending midway across the eastern elevation). The elevations comprise of red brick with a slate pitched roof. Windows punctuate the western roof plane. The northern elevation forms a gable with matching chimney stacks rising from the side walls and terminating above the ridge line. The external elevations are punctuated by sash windows. The main entrance is centrally position and incorporates steps to the ground floor. The property has frontage car parking, which is accessed via Manor Street and shared with No 23.



Fig. 2 – Views of the site from Manor Street

The application property is currently vacant, but was most recently used as training centre. The existing layout reflects functionality of the previous use comprising offices, training rooms, welfare facilities and WCs. Whilst there have been some interventions to the original building, of the original details have been maintained. This includes the external window openings, cornice details, main internal doorway and the original staircase positions. The rear entrance incorporates external roller shutters and related housing box has been installed. Internal roller shutters have been installed to basement and ground floor windows.

Description of development

The development is related to the formation of nine apartments as part of supported housing proposals. The property would also provide accommodation for on-site support staff. The future use of the property is considered under planning application ref: 142208/FO/2025.

The proposed development relates to the reconfiguration of the internal space to facilitate the formation of the proposed accommodation. No external alterations are proposed.



Fig.3 – Proposed layout

The proposed layout on each floor is shown in Fig.3 and involves:

- i. Basement – One studio apartment, communal WC, amenity break out space and staff office.



Fig.4 - Position of proposed sub-dividing wall in basement

- ii. Ground floor – Three apartments arranged around a central corridor linked to the principal corridor and staircase to upper floors.



Fig. 5 – Ground floor (Studio 2)



Fig. 6 – Ground floor (Studio 4)

- iii. First floor – The formation of three apartments accessed via a lobby area and staircase.



Fig. 7 – First floor (Studio 6)



Fig. 8 – First floor reconfigured WC (Studio 6 and 7)

- iv. Second floor - The formation of two apartments accessed via a lobby area and staircase



Fig. 9 – Second floor (Studio 8)



Fig. 10 – Second floor (Studio 9)

Changes to the layout would be facilitated by the partial removal of existing walls and introduction of partition walls.

Externally, the development would provide:

- i. Cycle storage - To be located in the enclosed rear yard.
- ii. Waste management – To be located in two locations in the rear yard and front car parking area.
- iii. Car parking – Four existing car parking spaces (including and accessible space) would be demarcated. An electric vehicle charging point would be provided.

The related listed building consent is referenced:

142209/LO/2025 - Listed Building Consent for internal physical alterations in connection with change of use of training centre (Use Class F1(a)) to 9 self-contained apartments for care leavers (sui generis), with ancillary facilities including office space for charity staff, and all other associated works

Site history

- i. 142208/FO/2025 Application Pending Consideration
Victoria House, 21 Manor Street, Manchester, M12 6HE.

Change of use of training centre (Use Class F1(a)) to 9 self-contained apartments for care leavers (sui generis), with ancillary facilities including office space for charity staff, and all other associated works.

ii. 116687/LO/2017 - Approved - 18.08.2017

Margaret House And Victoria House, 23 - 25 Manor Street, Manchester, M12 6HE.

LISTED BUILDING CONSENT for the refurbishment of existing Grade II listed townhouses including repair works, new partition walls, new doors, and the creation of an opening at the ground floor level

iii. 122677/FO/2019 - Approved - 23.10.2019

Victoria House , 21 Manor Street, Manchester, M12 6HE.

Proposed change of use from Class B1 (offices) to Class D1 (Training and Employment Support Centre) with associated car parking to front

iv. 077900/LO/2005/N2 - Approved - 24.03.2006

Victoria House, 21 Manor Street, Ardwick, Manchester, M12 6HE.

LISTED BUILDING CONSENT Alterations to internal walls of building and ancillary replacement and removal of external features

v. 018322 - Approved - 07.09.1983

21 & 23 Manor Street, Ardwick.

Change of use from two dwellinghouses to ten self-contained flats.

vi. 031663 - Approved - 14.07.1988

21-23, Manor Street, Ardwick.

LISTED BUILDING CONSENT Renovation and alterations including the replacement of internal decorative features such as cornices, architraves, door cases, staircases etc

vii. 031660 - Approved - 14.07.1988

21-23, Manor Street, Ardwick.

Conversion of two houses into offices

viii. 019489 - Approved - 07.09.1983

Manor Street, Ardwick

LISTED BUILDING CONSENT Alterations to rear elevations and internal structures in connection with change of use to ten flats

ix. F15548/LB - Approved - 01.07.1981

21 and 23 Manor Street, Ardwick.

LISTED BUILDING CONSENT Conversion of dwellinghouses into a hostel.

x. F15542 - Approved - 01.07.1981

21 and 23 Manor Street, Ardwick.

Conversion of dwellinghouse into a hostel.

Consultations & Notification Responses

Local residents and businesses – On email has been received from a neighbouring business expressing concern regarding the potential impact of construction work on access to on-site and on-street car parking.

Highway Services – The following comments have been received:

- i. The site is located within an accessible location, and Highways accept that the proposed change of use is unlikely to generate a significant increase in multi-modal trips. No further assessment is required.
- ii. Parking will be provided within the shared courtyard parking area with access from Manor Street. A total of four parking bays are proposed, including one accessible bay. Six FTE jobs have been indicated. The levels of car usage are likely to be low. The level of on-site parking is considered suitable.
- iii. It is noted that car parking spaces would be demarcated, and it is requested that standard and accessible spaces should meet Council requirements.
- iv. Request that one EV charging points is provided. The application has been amended to provide a charging point.
- v. Concern was expressed regarding the accessibility of cycle storage in the basement. This has been addressed through the provision of cycle storage in the rear yard. It is recommended that cycle provision be provided for both staff and residents.
- vi. Off-site highways works are not proposed.
- vii. Proposed arrangements for bin storage are noted. Arrangements should be made to return bins to the storage enclosures.
- viii. A construction management plan condition.
- vi. Highways request that a CMP is provided by the applicant prior to any construction works beginning.
- vii. The applicant should be advised that any requirements for licensing, hoarding / scaffolding affecting the highway should be agreed with the Council as local highways authority.

Environmental Health – The following comments have been received:

- i. The development should be related to a construction management plan.
- ii. A residential sound and overheating condition is requested.
- iii. The development should be related to a comprehensive waste and recycling condition.
- iv. The development should be related to a clean air in-take condition.
- v. A condition is requested to ensure that any required external plant is appropriately acoustically attenuated.

MCC Supported Housing Monitoring Group - The development is supported subject to a management plan condition addressing the detail of the day-to-day operation of the site, including bed space allocation.

Greater Manchester Police Design for Security - The following comments have been received:

- i. Short-term accommodation facilities attract a more transient group of residents who, if not sensitively managed, can both generate and attract crime and disorder problems that may directly impact on the amenity of the surrounding neighbourhood. It is important that robust security measures and a suitable management plan have been developed and then designed into the scheme from the outset. This plan should clearly demonstrate that crime and disorder issues have been considered, and reasonable measures implemented to ensure that the development provides a safe and secure place for future residents.
- ii. It is recommended that any new external windows or doors to Secured by Design(SBD) compliant standards and any new glazing is laminated.
- iii. The existing basement and ground floor external bars should be retained.
- iv. The main communal entrance serving the building should be fitted with an audio-visual access control system linked to a staff base, to allow staff to vet callers before allowing them access. All post and deliveries should also be managed by staff.

v. Ideally, each apartment should be secured with a security-certified entrance door set and staff should also have access in the event of an emergency. Given the likely transient nature of occupation residents of the scheme keys and fobs should be capable of being easily and quickly activated by staff to ensure that mis-use is prevented.

vi. Internal access to access to the staff office and store should be secured with an electrically operated lock controlled by staff fob. The cycle store should include 'Sheffield' style racks, or equivalent should be provided (and should allow residents to lock both wheels and the crossbar to a stand).

vii. Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors and parking areas.

Issues

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the 'Listed Building Act') - Provides that 'in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (General duty as respects listed buildings in exercise of planning functions) - Is relevant to the consideration of the proposed development given its relationship to the neighbouring Grade II listed St Peter's Church and states that: 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. These issues are assessed in more detail in the related listed building consent application.

National Planning Policy Framework (NPPF) - 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 objective – Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.

ii. The social objective - Development should support strong, vibrant and healthy communities. It should foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

iii. The environmental objective – Development should protect and enhance the natural, built and historic environment. Including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).

The NPPF 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 (paragraph 12). The following aspects of the NPPF are relevant.

Section 5: Delivering a sufficient supply of homes – Paragraph 61 states that there should be an overall aim of meeting an area's identified housing need, including the provision of an appropriate mix of housing types for the local community. Paragraph 63 further states within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. It is considered that the proposed provision of care leaver accommodation would meet a particular housing need thereby positively responding to the requirements of section 5.

Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 91). These considerations have been related to the layout of the development and the incorporation of measures to address issues of security and potential opportunities for criminal and anti-social behaviour. The property is visible from Manor Street and existing boundary treatments and gates to the side of rear of the property would be retained. The applicant has been advised of the comments of GM Police Design for Security, which will be taken into consideration and delivered through the site security condition. It is considered that appropriate security is capable of being achieved to secure compliance with Section 8.

iii. Section 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that:

- a) Appropriate opportunities to promote the adoption and retained use of sustainable transport modes;
- b) Safe and suitable access to the site can be achieved for all users; and
- c) Any significant impacts from the development on the transport network or on highway safety, can be cost effectively mitigated to an acceptable degree (paragraph 108).

It is considered that, given the characteristics of occupation and the proposed staffing arrangements, the generation of traffic and vehicular movement would be predictable and capable of being accommodated within the local highway infrastructure. The site has some parking provision and is in a sustainable location, in terms of access to public transport. A condition has been included relating to the provision of a staff travel plan to further reduce reliance of private car usage. Cycle storage would be provided and the final details of car parking is conditioned. The development would thereby be positively related to Section 9.

Section 16: Conserving and enhancing the historic environment – Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. These requirements have been positively responded too through the details submitted in relation to accompanying listed building consent application ref: 142209/LO/2025. However, the assessment of the proposed use has been informed by the requirements of paragraph 210, which states that in determining applications, local planning authorities should take account of the potential to enhance the significance of heritage assets, whilst putting them to viable uses consistent with their conservation. Reference has also been made to paragraph 212 and its requirement for an assessment of harm caused by new development. Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its

optimum viable use. In this case, less than substantial harm would be caused to the significance of the listed building as the proposed interventions would relate to the interior of the building and are capable of being implemented in accordance with an appropriate methodology. The development would also secure a viable use for the building. The objectives of section 16 would thereby be accorded with.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application the following aspects of the PPG have been referenced and appropriately responded to:

- i. Consultation and pre-decision matters;
- ii. Health and well-being;
- iii. Noise;
- vii. Travel plans.

Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

The following PfE policies are relevant to the proposed development:

Policy JP-P1 Sustainable Places – Requires, amongst other things, that development conserves and enhances the historic environment. It should also respect and acknowledged the character and identity of its locality. There is also an expectation that development will be socially inclusive: enabling everyone to participate equally and independently; provide opportunities for social contact and support and promotes a sense of community. It is considered that the development would respond to these objectives by meeting a specific housing need and delivering future opportunities for independent living. This would be achieved through the reconfiguration of the existing layout of the listed building without undue harm to the architectural integrity of the host listed building.

Policy JP-P2: Heritage – Recognises the role of heritage in place-making. It requires that the heritage significance of a site is considered, and architectural responses contribute to their significance and sense of place. Policy JP-P6 emphasises the importance of positively managing heritage assets that sustain and enhance the historic environment. In this case, the interventions to the buildings area considered to be proportionate, whilst securing the delivery of a sustainable use for the listed building. Policy JP-P2 would thereby be accorded with.

Policy JP-P6: Health – Seeks to maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. In this case, the development would deliver accommodation that responds to specific needs and the proposed design would deliver appropriate short term accommodation. The development would

encourage social engagement. The recommended conditions would ensure that appropriate future management of the accommodation. Policy JP-P6 would thereby be accorded with.

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 development:

Policy SP 1 (Spatial Principles) - Policy SP1 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;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would respond to a specific housing need, i.e., care leavers. The accommodation would be managed with residents' safety and well-being in mind. The accommodation would aid residents transition towards more permanent housing provision, which would open opportunities to access the labour market. The development would have a minimal impact on the built environment. Policy SP1 would thereby be appropriately accorded with.

Policy EC 2 (Existing Employment Space) – States that the Council will seek to retain and enhance existing employment space and sites unless it can be demonstrated that:

- i. The existing use is un-viable in terms of business operations;
- ii. The existing use is incompatible with adjacent uses.

In this case, the building is currently vacant and the proposal would maintain an employment contribution through the engagement of on-site support workers. In these circumstances policy EC2 would be positively accorded with.

Policy EN 14 (Flood Risk) - Policy EN 14 states that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding. The application site is located in Flood Zone 1 and therefore there no requirement additional attenuation against flood risk.

Policy EN19 (Waste) - Policy EN19 requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Construction and demolition waste would be managed.
- ii. The sustainable waste management needs of the end user will be met.

The applicant has identified two waste and recycling areas in the front forecourt and rear yard. Whilst the site has the capacity to accommodate waste management, it is considered that it should be stored in a single suitably designed enclosure. A condition has been included to ensure the more appropriate bin capacities and storage arrangements in compliance with policy EN19 via the recommended condition.

Policy H 10 (Housing for people with additional support needs) – Identifies a number of supported housing needs, including those experienced by people with mental issues and learning disabilities. It also states that proposals for accommodation for people with additional support needs will be supported where:

- i. There is not a high concentration of similar uses in the area already;
- ii. The development would contribute to the vitality and viability of the neighbourhood;
- iii. There would not be a disproportionate stress on local infrastructure, such as health facilities.

The development would respond to a specific housing need. The accommodation is not in a location with a high concentration of similar uses. The site is in walking distance of local services, including a health centre. The development would not present issues affecting the viability and vitality of the surrounding neighbourhood. Policy H10 would be positively responded to.

Policy T1 (Sustainable transport) - Policy T1 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. In this case the development incorporates in curtilage car parking, with the site benefitting from access to nearby public transport links along Stockport Road. Given the nature there would be generation of car parking would be related to staff and visitors rather than residents. It is considered in this case that any impact would be predictable and capable of being managed. Compliance with policy T1 would thereby be achieved.

Policy T2 (Accessible areas of opportunity and need) - Policy T2 states that the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. The site is in a sustainable location of the application site, in terms of access to public transport. The development would be related to a staff travel plan. The development would be supported with appropriate car parking and cycle storage. The requirements of policy T2 would thereby be met.

Policy DM1 (Development Management) - Policy DM1 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 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 formation of the accommodation would be related to the interior of the existing building, thereby maintaining its relationship to the streetscene. The development would be conditioned to ensure a maximum of nine residents with an appropriate level of care worker support (defined by the conditioned site management plan). The activity in and around the site would be predictable and manageable, including traffic generation. Any noise impacts are capable of being delivered through condition. The submission considers the provision of security measures that would be expanded upon through the site management plan condition. The proposed quality of living space within the reconfigured property would be acceptable. A condition has been included to ensure that the provision of waste and recycling arrangements. Policy DM1 would thereby be accorded with.

Unitary Development Plan (UDP) saved policies -The following saved policies are relevant to the assessment of the development:

Policy 19 Listed buildings) – Policy DC19.1 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. The issues affecting the listed building are addressed through LBC application ref: 142209/LO/2025.

Policy DC26 (Development and noise) – Requires that consideration be given to the likely generation of noise attributable to new development. It also identified the associated need to manage the potential impact of noise through the implementation of any identified attenuation measures.

In this case, the nature of the residential use may be accompanied with some noise and disturbance. However, resulting noise impacts would occur within the setting of commercial noise climate, including some industrial uses.

Manchester Residential Quality Guidance Manchester Residential Quality Guidance (MRQG) - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live. It also seeks to raise the quality of life across Manchester. The guidance is therefore relevant to all stages of the development process, including construction and operational management of new housing. Whilst the proposed accommodation would not accord with the recommended space requirements of the MRQG, consideration has been had to the nature of the proposed development set in the context of the conversion of an existing Grade II listed building, and the temporary nature of the occupation of the accommodation, and on balance is accepted.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, officers have engaged with the applicant's agent to ensure that the development is supported with operational arrangements to secure appropriate site management. The submitted and supplementary details have facilitated the assessment of the development and informed the attached conditions.

Principle of the development – The proposal relates to a property that is currently vacant but has formerly been used as a training centre. The development would provided residential use that would respond to a specific need. Its operation would also provide an employment contribution. The principle of the development is supported by the SNMG and any outstanding administrative issues, relating to funding etc., would be appropriately addressed outside the consideration of the planning application. The future management of the site would be secured through an attached condition. As a further aid to site management, a separate condition has been included relating the use of the application property to the provision of 9 self-contained apartments for care leavers (sui generis), with ancillary facilities including staff office and for no other purposes. The principle of the development is considered to be acceptable.

Site management – The applicant has provided a statement that gives assurance regarding future management of the application property. This includes:

- i. The provision of 24 hour / 7 day per week staffing;
- ii. Arrangement for visiting residents;
- iii. Monitoring activity in and around the site.
- iv. Curfew arrangements.

It is considered that further clarification is required in relation to the following operational arrangements:

- i. Bed space referrals and allocations;
- ii. Staffing and shift patterns;
- iii. Agreed residents' responsibilities during occupation;
- iv. Management of external areas.

A condition requiring agreement of the site management arrangements has therefore been attached.

Security and crime reduction – The submitted application has been accompanied with a crime impact statement that provides details of residents' access to the proposed apartments and the provision of CCTV cameras and specification of external lighting. A condition has been included to ensure that the appropriate delivery of security measures to be related to a scheme that can be implemented to agreed specifications, i.e., Secured by Design or equivalent.

Residential amenity – The application is situated in a predominantly non-residential area. As such, whilst the proposed change of use from office to residential accommodation would have the potential to lead to additional comings and goings to the property, these are more likely to be spread throughout the day, and set in the context of commercial and industrial type uses the surrounding area, the proposed development is not expected to give raise to significant adverse impacts to residential amenity. On balance, it is considered that the quality of the proposed temporary accommodation would be appropriate. Future management of the property would be secure by condition.

Noise /Air in-take ventilation – Comments received from consultees in respect of recommending conditions relate to residential sound and overheating and a clean air in-take have been noted. However, the proposed development is related to a Grade II listed building, and it is considered that whilst such works are likely to be deemed to cause less than substantial harm, there is concern that the proposed levels of insulation and the level of intervention to the deliver Air in-take ventilation would have the potential to harmfully affect the fabric of the listed building. The requested conditions have therefore not been included.

Accessibility – The provision of inclusive access would be affected by the constraints of the listed building, which includes steps to its principal entrances. Inclusive access could not be achieved in this case without significant interventions to the listed building.

Car parking, cycle parking and highways issues – There is existing off street parking provision at the property, and, given the nature of the use, it is likely that car parking demand is likely to related to staff vehicles. 6 spaces are available (2 of which are designed for usage by disabled users). A travel plan condition has been included to reduce reliance on private car usage. This move away from car usage would be aided by the provision of cycle storage. Visitation by non-residents is likely to occur in the evening and weekends when demand for on-street is reduced and can be accommodated more easily. On balance and based on the levels of staff occupancy, the demand for car parking would be manageable, and the level of spaces is not considered to give rise to significant on street parking issues. Whilst Manor Street and Cakebread Street are subject to Traffic Regulation Orders restrictions, on street parking is available locally on Ardwick Green North alongside Ardwick Green Park.

Staff travel plan –. Given nature of the use, it is likely that car usage would be undertaken by staff rather than residents. Although limited car parking has been proposed, the applicant has sought to reduce reliance on private car usage through the provision of five cycle stands. The site also benefits from its walking distance of the city centre and is highly accessible via bus with numerous services on Ardwick Green South. Given the characteristics of the site, it is considered that the objectives of the travel plan condition could be delivered in this case.

Electric vehicle (EV) charging point – The applicant has indicated the provision of an EV point, which is welcomed. A condition has been included to secure approval of its siting and specification, which is important given the relationship of the car parking area to the listed building.

Amenity space and landscaping – The development would be supported with very limited private amenity space of the rear yard. The area to the front of the site would be extensively used for car parking. Notwithstanding the above, Ardwick Green Park is located approximately 70 metres from the application property and provides an important amenity space for potential residents.

Waste management – The application site has the capacity to accommodate waste and recycling bin storage. However, the proposal seeks to provide two separate storage areas, with one in the rear yard and another at the front of the property. The preferred bin storage arrangements would allow bins to be located and transferred via the rear yard. It is therefore proposed that notwithstanding the storage locations shown on the site plan final details of bin storage should be agreed through a condition, in order to fully understanding any visual impact from the introduction of a bin store located forward of the building , and any associated impacts to the setting of the listed building.

Flood risk and drainage - The site is located in Flood Zone 1 and is therefore has a low risk of flooding. The development is consistent with a residential use and therefore there is no requirement for any additional drainage mitigation.

Construction management – The extent of visits to the building would be limited and it is envisaged that the storage of waste and materials would be managed within the existing car parking area. In these circumstances, a construction management plan would be an onerous requirement, and a related condition has not been included. The implementation of the development would result in some disruption, but this would be limited to the construction phase of the development. This disruption has been balanced against the longer term benefits of the

development and is considered to be proportionate. An informative , however, would be attached to any approval referencing construction hours.

Conclusion –It is considered that the proposal would provide accommodation for young adults leaving the care sector and moving toward independent living. The applicant has demonstrated that the development can be appropriately managed as a small-scale supported living facility without unduly affecting the character of the existing building or its relationship to the surrounding context. The development is therefore considered to be acceptable subject to the recommended conditions.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have engaged with the applicant 's agent to ensure that the development is supported with operational arrangements to secure appropriate site management. The submitted and supplementary details have facilitated the assessment of the development and informed the attached conditions.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received on 20 February 2025 and 13 June 2025:

Planning application forms

Proposed basement & ground floor plans Ref: AL1.01 Rev. B

Proposed first & second floor plans Ref: AL2.01 Rev. B

Proposed site plan Ref: AP1.01 Rev A

Existing & proposed roof plans Ref: AS5.01.

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

3) The planning permission hereby granted relates to the use of Victoria House, 21 Manor Street, M12 6HE, as 9 self-contained apartments for care leavers (sui generis), with ancillary facilities(including staff office) and for no other purposes.

Reason - In the interests of the amenities of future residents and the surrounding area, pursuant to policies DM1 and SP1 of the Core Strategy for the City of Manchester, saved policy H10 of the Unitary Development Plan, policies JP-P1 and JP-P6 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

4) Before the occupation of the development, the submitted document referenced Crime Impact Statement shall be supplemented with an operational management plan, which shall be submitted to and approved in writing by the City Council as local planning authority, detailing the following:

- i. Arrangements for bed space referrals and allocations;
- ii. Staffing arrangements, including shift patterns;
- iii. Agreed residents' responsibilities during occupation;
- iv. Management of external areas.

The crime impact statement shall be implemented in conjunction with the details within the approved supplementary operational management plan, whilst the authorised accommodation is occupied.

Reason - In the interests of public safety and to safeguard the amenity of residents, pursuant to policies DM1 and SP1 of the Core Strategy for the City of Manchester, saved policy H10 of the Unitary Development Plan, policies JP-P1 and JP-P6 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

5) Before the occupation of the development and notwithstanding the detail of document referenced Crime Impact Statement in condition no.2, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision of measures to improve on-site security and to reduce the risk of crime. The scheme shall review existing security arrangements and detail related improvements that can be made as part of the development. The approved scheme shall incorporate measures that meet 'Secured by Design' standards or equivalent and be implemented prior to the occupation of the development and maintained in situ thereafter.

Reason - To reduce the risk of crime, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester, policies JP-P1 and JP-P6 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

6) The car parking area shall be demarcated in accordance with the detail of drawing referenced: Proposed site plan Ref: AP1.01 Rev A and remain in situ whilst the authorised use is in operation.

Reason – To ensure the provision of appropriate car parking and in the interests of residential amenity pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and policies JP-P1 and JP-P6 of the Places for Everyone Joint Development Plan Document.

7) Before the occupation of the development and notwithstanding the detail of drawing referenced: Proposed site plan Ref AP1.01 Rev A, a scheme detailing the specification, siting and appearance of secured cycle storage racks shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details upon occupation of the building, which shall be maintained in situ thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and policies JP-P1 and JP-P6 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

8) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing the specification, appearance and siting of the electric vehicle (EV) charging point referenced on drawings ref: Proposed site plan Ref: AP1.01 Rev A. The EV charging points shall achieve a minimum charging specification of 7kw/H and be installed in accordance with positions shown on the approved drawings, to a timescale agreed with the City Council as local planning authority and maintained in situ thereafter.

Reason - In the interests of residential amenity and to contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester, policies JP-P1 and JP-P6 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

9) Before the development hereby approved is first occupied a staff travel plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a staff travel plan means a document which includes:

- i. The measures proposed to be taken to reduce dependency on the private car by those employed in the development;
- ii. A commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time;
- iii. Mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv. Measures for the delivery of specified travel plan services;
- v. Measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised staff travel plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any staff

travel plan which has been approved by the City Council as local planning authority shall be implemented in full whilst the authorised development is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and policies JP-P1 and JP-P6 of the Places for Everyone Joint Development Plan Document.

10) Notwithstanding the location of waste storage shown on Proposed site plan ref: AP 1.01 received on 13th June 2025, prior to the occupation of the development, 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 approved scheme shall confirm details of the siting and appearance of the required storage enclosures and the capacities of required bins. The scheme shall be implemented upon occupation of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policies JP-P1 and JP-P6 of the Places for Everyone Joint Development Plan Document.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email: highwaylicences@manchester.gov.uk / highwaynetworkmanagement@manchester.gov.uk.

2) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

3) The permission hereby granted does not imply approval for the roller shutters and associated shutter boxes installed to the rear entrances.

4) Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Greater Manchester Police

MCC Supported Housing Monitoring Group

By Gamers For Gamers Digital Limited, Use Space, Paddock Street, Manchester, M12 6HT
Unit 1C, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 2C, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 1D And Unit 1E, Progress Centre, Charlton Place, Manchester, M12 6HS

Unit 2B, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 2A, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 3D, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 3C, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 3B, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 3A, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 1, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 12, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 10, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 14, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 6, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 1F, Progress Centre, Charlton Place, Manchester, M12 6HS
 Tanzaro House Block D First Floor Rear, The Mews, Charlton Place, Manchester, M12 6HS
 Tanzaro House Block D First Floor Front, The Mews, Charlton Place, Manchester, M12 6HS
 Unit GC, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 13, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 15, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 5, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 11, Progress Centre, Charlton Place, Manchester, M12 6HS
 Second Floor, 9 - 19 Ardwick Green North, Manchester, M12 6FZ
 Block A Second Floor Rear, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6JU
 Ground Floor, 48 Cakebread Street, Manchester, M12 6HF
 Ground Floor, 17 - 19 Manor Street, Manchester, M12 6HE
 Basement To First Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6FZ
 Second Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6FZ
 Ground Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6HS
 Margaret House, 23 Manor Street, Manchester, M12 6HE
 Use Space, Paddock Street, Manchester, M12 6HT
 First Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6JH
 Unit 1C, Manor Street, Manchester, M12 6HE
 Unit 1B, Manor Street, Manchester, M12 6HE
 Unit 1A, Manor Street, Manchester, M12 6HE
 Graphite House, Paddock Street, Manchester, M12 6HT
 25 Manor Street, Manchester, M12 6HE
 First Floor, 17 - 19 Manor Street, Manchester, M12 6HE
 17 Manor Street, Manchester, M12 6HE
 Tanzaro House, Ardwick Green North, Manchester, M12 6HS
 Unit 8, Progress Centre, Charlton Place, Manchester, M12 6HS
 Unit 3, Progress Centre, Charlton Place, Manchester, M12 6HS
 Block D Second Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6HS
 48 Cakebread Street, Manchester, M12 6HF
 Block A Second Floor Front, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6JU
 Unit 2, Manor Street, Manchester, M12 6HE
 First Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6FZ

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 (Less) -

Area Team Boundary - Name: NORTH AREA