MANCHESTER CITY COUNCIL
Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 40

Suffix:

Property Name:

Address Line 1: Thurlston Crescent

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M8 0QB

Description of site location must be completed if postcode is not known:

Easting (x): 384502

Northing (y): 401273

Description:

Applicant Details

Name/Company

Title

MRS

First name

MISBAH

Surname

KHAN

Company Name

ASK HEALTH CARE LTD

Address

Address line 1

40 Thurlston Crescent

Address line 2

Address line 3

Town/City

Manchester

County

Lancashire

Country

United Kingdom

Postcode

M8 0QB

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

121.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

The proposal seeks a change of use of the existing residential dwelling (Use Class C3) to a small-scale respite/short breaks care home (Use Class C2) for autistic children/adults. The intention is to provide a safe, calm, and supportive environment where individuals can stay for short, planned periods of respite. No physical building works, extensions, external alterations, or structural changes are proposed as part of this application.
The property will continue to operate in a domestic, family-style manner, with the internal layout remaining largely unchanged. Only minor non-structural adjustments may be made to enhance accessibility, safety, and the suitability of the environment for individuals with autism and additional needs. These adjustments do not affect the building's footprint or external appearance.
The service will accommodate a maximum of 2–3 individuals at any one time, with stays typically lasting up to one week. This small number ensures the home remains low-impact and consistent with the scale and character of a typical residential dwelling. Care and supervision will be provided by trained staff on a 24-hour basis. Staffing levels will be carefully managed to ensure minimal impact on neighbouring properties, with shift patterns designed to avoid unnecessary comings and goings during sensitive hours.
The operation of the service is intentionally designed to be quiet, calm, and low-stimulus, reflecting the needs of autistic individuals. As such, the use will not generate excessive noise, traffic, or activity beyond that expected from a normal household. All staff and visitor parking will be contained within the existing driveway and parking provision, ensuring no overspill onto the public highway.
The proposed change of use is required to ensure the service operates lawfully under the appropriate planning classification (C2 – Residential Institution) and meets the regulatory expectations for a registered respite care service. The proposal supports local need for high-quality, specialist short-break provision while maintaining the residential character and appearance of the property and surrounding area.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The site is currently an unoccupied residential dwelling (Use Class C3). It was previously used as a standard private family home and retains all the characteristics, layout, and lawful status of a single dwellinghouse. The property is now vacant solely in preparation for its proposed use as a small-scale respite/short breaks care home, pending the necessary planning and regulatory approvals.
Although the building is empty, it continues to operate within the lawful parameters of C3 residential use. No care-related, commercial, or institutional activities are taking place on the site. There are no staff, service users, or visitors attending the property, and no temporary or interim uses have been introduced. The dwelling is simply being maintained in a secure, unused condition while the planning process is underway.
The internal layout remains exactly as it was during its previous residential occupation, with bedrooms, living areas, kitchen facilities, bathrooms, and circulation spaces arranged in a typical domestic format. The property has not been adapted, subdivided, or altered in any way that would change its residential character.
Externally, the building presents as a normal residential house within a residential street. The garden, driveway, and surrounding land continue to function as domestic curtilage associated with the dwelling. There are no external structures, signage, lighting, or operational features that would indicate any non-residential use.
In summary, the site is a vacant but fully intact C3 dwellinghouse, maintained in its original residential condition, with no activities occurring that would alter its lawful use or impact the surrounding area.

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

The last use of the site was as a standard private residential dwelling (Use Class C3). It functioned as a typical family home, occupied for everyday domestic living activities such as sleeping, cooking, dining, and general household use. The property was used solely for residential purposes, with no commercial, business, care-related, or institutional activities taking place.
The internal layout, room configuration, and external appearance all reflected its use as a normal single dwellinghouse. The surrounding garden and driveway were used exclusively as domestic amenity space associated with the household. The property has since become vacant, but its last lawful and active use remained that of a private C3 residential home.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

⊘ Yes
◯ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Disability spaces

Existing number of spaces:
2

Total proposed (including spaces retained):
2

Difference in spaces:
0

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☑ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

◯ Yes
⊘ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:
Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:
The development meets the de minimis exemption because it is a change of use only and does not involve any operational development. No external works, demolition, vegetation removal, ground disturbance, or alterations to the building or land are proposed. The site consists of an existing residential dwelling, driveway, and maintained domestic garden, none of which will be modified as part of the proposal. The pre development and post development biodiversity value of the site is identical, as no habitats will be lost, degraded, or altered. There are no priority habitats, water features, woodland, hedgerows, or semi natural areas on the site. The proposal does not introduce lighting, drainage changes, or infrastructure that could affect ecological features. Because the development does not create, remove, or modify any habitat, a biodiversity metric and habitat plans are not applicable. The site's ecological baseline remains unchanged, and there is no mechanism for biodiversity impact. This satisfies the criteria for the de minimis exemption under the Biodiversity Net Gain regulations.

Reason biodiversity net gain does not apply:
Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:
Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:
. The proposal involves no operational development There are no extensions, no demolition, no construction, no engineering works, and no changes to land levels. BNG only applies where physical development takes place. A change of use alone does not trigger the requirement. 2. No external works or alterations are proposed The building's roof, walls, foundations, garden, and external areas will remain untouched. Since no habitats are being altered, removed, or created, BNG cannot be applied. 3. No vegetation, trees, hedgerows, or natural features will be affected The proposal does not involve removal, pruning, disturbance, or modification of any natural features. The domestic garden remains unchanged. 4. No impact on habitats or ecological value The site consists of a standard residential dwelling, driveway, and maintained garden. These features do not constitute priority habitats, and the change of use does not alter their ecological value. 5. No ground disturbance or land take BNG applies where land is developed or disturbed. This application does not involve any excavation, soil movement, or changes to the land. 6. No changes to lighting, drainage, or external environment There will be no new lighting, drainage systems, or external infrastructure that could affect wildlife or ecological processes. 7. The proposal does not fall within the definition of "development" requiring BNG under Schedule 7A BNG applies to developments that create, modify, or remove habitats. A change of use with no physical works is explicitly outside the scope of the statutory requirement. 8. The site is already a residential plot with no biodiversity features of concern There are no ponds, watercourses, mature trees, woodland, hedgerows, or semi natural habitats on or adjacent to the site that could be impacted. 9. The ecological baseline remains unchanged Because nothing on the site is being altered, the pre development and post development biodiversity value is identical, meaning BNG cannot be meaningfully calculated or applied.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) Yes
- ( ) No
- ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The development will continue to use the existing foul and surface water drainage connections already in place at the property. No new drainage infrastructure or alterations to the current system are proposed.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- [x] Yes
- [ ] No

If Yes, please provide details:

Yes. The existing property already includes appropriate areas for the storage and collection of household waste and recycling bins. No changes to the waste-storage arrangements are proposed.

Have arrangements been made for the separate storage and collection of recyclable waste?

- [x] Yes
- [ ] No

If Yes, please provide details:

Yes. The existing property already has separate storage and collection arrangements for recyclable waste using the standard council-issued recycling bins. No changes to these arrangements are proposed.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- [ ] Yes
- [x] No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- [ ] Yes
- [x] No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- [ ] Yes
- [x] No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days? E.g. All the land is owned by a single individual

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

⊘ The Applicant
◯ The Agent

Title

MRS

First Name

MISBAH

Surname

KHAN

Declaration Date

30/03/2026

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Misbah Khan

Date

09/06/2026

Amendments Summary

new proposed elevations and roof plan attached