Manchester City Council Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Via planning portal only

1st June 2026

Dear Sir/Madam,

Re: S73 Application to amend condition 25 (age restriction) of planning permission 134946/FO/2022 for Erection of part two, part three storey building to provide 26 no. retirement apartments with associated communal facilities, landscaping, boundary treatments and car parking following the demolition of the existing dwelling

Location: Jessiefield, Spath Road, Manchester, M20 2TZ. Planning Portal Ref: PP-14955143

I write on behalf of my Client, McCarthy Stone, to set out further details of the reasons for the application to amend condition 25 of the aforementioned planning permission.

The condition currently reads:

25) Each residential unit within the purpose-built Retirement Living housing development hereby approved shall be occupied only by:
-A single person not less than 60 years of age;
- Joint residents of whom the head of the household is not less than 60 years of age and the spouse, partner or cohabitee not less than 55 years of age;
-Persons living as part of a single household with such a person or persons;
-Persons who were living as part of a single household with such a person or persons who have since died.

Reason - In the interest of amenity and to allow diversification of the housing stock, pursuant to polices DM1, SP1 of the Manchester Core Strategy

I would respectfully suggest that the reworded Condition should read:

The development hereby permitted shall be used for the purposes of retirement accommodation only. Occupiers shall be:
a. Persons aged 55 or over
b. Other persons who are living as part of a single household with a person or persons aged 55 or over
c. Persons were who living as part of a single household with a person or persons aged 55 or over who have since died.

Reason - In the interest of amenity and to allow diversification of the housing stock, pursuant to polices DM1, SP1 of the Manchester Core Strategy

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This application is seeking to amend the wording of condition 25 to change the minimum age restriction of occupiers from 60 to 55 years of age. The apartments within the scheme are sold on the basis of a 999 year lease requiring the accommodation, with the exception of the House Manager's office accommodation, to be occupied by persons over 55 years. This is a reasonable and caring approach to the limitation on the occupancy of retirement living housing in that it recognises and allows for those exceptional cases where a potential resident who is in need of specialised accommodation, is younger than the average entry age of 78 years.

The proposed amendment to condition 25 to lower the minimum age limit to 55 would ensure the planning permission is brought in line with:

- the lease restrictions of the apartments;
- the current normal minimum pension age (NMPA) operating in the UK i.e. the earliest age you can access your personal or workplace pension which is 55 and;
- the housing for older people PPG which references that specialist older persons housing is for people aged 55 and over
- In addition, an age restriction of 55 would enable some of the apartments across the development to benefit from Homes England grant funding through their Older Persons Shared Ownership scheme that falls outside of Section 106 affordable housing and is available to the over 55's. The minimum age restriction of 55 is a requirement of the Homes England funding.

I trust the above explanation is sufficient to accept the requested variation to the condition wording however should you have any queries in respect of this submission, please do not hesitate to contact me. Otherwise, I look forward to receiving your written confirmation of validation of the planning application.

Yours faithfully,

[redacted]

Carla Fulgoni-Rowe
Group Planning Manager
The Planning Bureau