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PLANNING / DESIGN AND ACCESS STATEMENT

Change of use from C3 to Care Home (Use Class C2).

Property Address: 35 Anson Road, Manchester, M14 5DA.

June 2026

1.0 INTRODUCTION

1.1 This Planning / Design and Access Statement is submitted on behalf of the applicant in respect of a planning application for the change of use of the premises from to a care home. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 SITE DESCRIPTION AND SURROUNDINGS

2.1 No. 35 is a two storey semi-detached property located on the north side of Anson Road. There is parking available on the front curtilage. The neighbouring building (No. 37) is in commercial use.

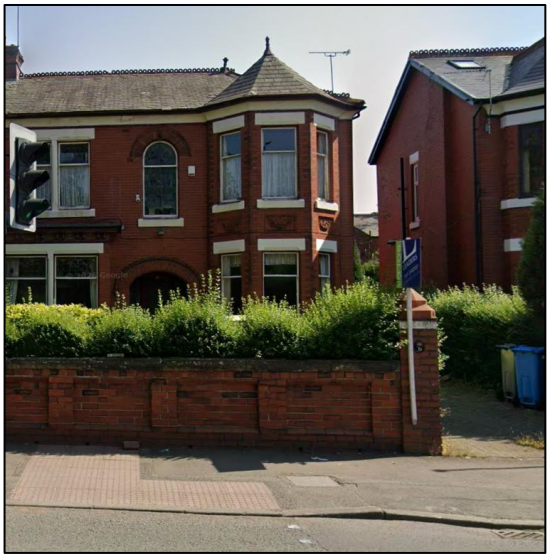


Figure 1: *The application premises.*

2.2 The area surrounding the site is mixed use in nature. Within walking distance are residential areas, commercial / industrial areas, a church, several community buildings, commercial parade on Dickenson Road) and a health centre. In terms of public transport, the site is very well served by public transport: along Anson Road run Route No's 41, 42, 42B, 43, 50, 53, 142, 143, 147 and along Dickenson Road runs Route No. 733. Ardwick Station is located to the north. With regards to cycle

paths, the Fallowfield Loop (Route 60) runs not far away from the site - this is one of the National Cycle Network routes and connects to Whalley Range in the west of the City.

2.3 The site is located within Flood Zone 1 and at low risk of flooding. There are no known risks of contamination on site.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed development is to use the premises as a small care home for 7 residents. A letter of support from the NHS (Mental Health Strategic Commissioning) is submitted to accompany the application.

3.2 No changes are proposed externally to the property.

3.3 The staffing structure will include qualified and experienced care professionals. It is envisaged a minimum of two staff will be on-site at any one time. The home will be overseen by a care manager.

4.0 PLANNING HISTORY

4.1 There is no known recent/relevant planning history for the premises.

5.0 PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (2024)

5.1 Para. 63 of the National Planning Policy Framework 2024 (NPPF) recognises the need to cater for the housing needs of different needs in the community such as care homes.

The proposed development would provide a high quality care home to meet the needs of adults in the community.

Manchester Core Strategy (2012)

5.2 Policy H4 (Central Manchester) of the Core Strategy sets out that the area is to cater for significant residential development growth in addition to much regeneration.

The proposed development would provide a form of accommodation that is much in need. The existing property at approx. 235m² is significantly oversized for a typical (family) size dwelling. We note that both neighbour properties have been subdivided and are in mixed commercial / residential use.

5.3 Policy H1 (Overall Housing Provision) sets out that it will be the policy of the council to contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population, including elderly people, disabled people, and people with specific support requirements.

The proposed development is considered fully compliant with this policy.

5.4 Policy CC9 (Design and Heritage) requires that design of new buildings will need to be of the highest standard in terms of appearance and function. ***No external alterations are proposed to the building.***

Places for Everyone - Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039.

5.5 There are no known Joint Development Plan policies to prevent or discourage against a development of the nature proposed at this location.

Guide to Development in Manchester Supplementary Planning Document (2007)

5.6 Para. 2.47 of this SPD deals with a variety and mix of uses. It is stated:

> "*One of the best ways of creating sustainable communities is by providing a balanced mix of uses. This can be achieved in a number of ways: within different parts of a neighbourhood; in different parts of a development scheme; in adjacent buildings along a street; or in buildings that accommodate a number of uses. A mix of uses also means that higher density development does not overly dominate the character of the area*".

Furthermore, para. 11.32 states:

> *"Wherever possible, workplaces should be located near to residential areas and other services, to support the Council's sustainable development strategy, in particular reducing the need to travel*".

The proposed development would provide care home bed spaces in an area served by a variety of land uses. It is without doubt in the interests of proper planning and sustainable development to have a diverse range of accommodation forms in sustainable urban areas.

6.0 PARKING & IMPACTS ON NEIGHBOURING RESIDENTIAL AMENITY

6.1 Appendix B of the Core Strategy does not set out parking standards for care homes. The site is in a highly accessible location such that it is envisaged employees will regularly partake in sustainable travel modes. It is noted that residents themselves would not own cars. The site is very well served by public transport. There is ample space on the site for provide for a significant number of bicycle stands – the applicant would be happy to provide such details by way of condition.

6.2 Policy DM1 (Development Management) requires, amongst other matters, that careful consideration be given to impact on the surrounding areas in terms of the design, scale and appearance of the proposed development and that development should have regard to the character of the surrounding area. It is not considered there would be any adverse impacts to neighbouring properties.

7.0 CONCLUSION

7.1 The application site is within distance of necessary day to day shops, services and facilities. The site is highly accessible and sustainable in terms of access and transport.

7.2 The proposed development is considered to be in compliance with NPPF policies, as well as the Core Strategy and Joint Development Plan.