

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Change of use of the existing property from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institution).

Location:

440 Victoria Avenue East
Manchester
M40 5SH

Application reference:

145466/FO/2026

Applicant:

Mr Benjamin Kwangwari Gian Healthcare

Date of application:

25 March 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) attached to this decision

- 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)
 - 1) The development hereby approved shall be carried out in accordance with the following drawings and documents:
 - Block plan ref: SC/25/609-001
 - Location plan

- Proposed elevations plan ref: SC/25/609-202

Received 18th March 2026

- Supported Housing Needs proforma received 25th March 2026

- Content of Agent email dated 14th May 2026 in relation to occupancy, cycle storage reuse storage and boundary treatment

- Proposed site plan ref: SC/25/609-200 rev.B received 29^h May 2026 (bin store solely in relation to location)

- Proposed floorplan ref: SC/25/609-201 rev.A received 28th September 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 3) a) Notwithstanding details submitted, the development hereby approved shall not be occupied until a more detailed scheme for the storage (including capacities and segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority.

b) 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 (2012).

- 4) a) No part of the development shall be occupied until the space and facilities for bicycle parking shown on drawing referenced Proposed site plan ref: SC/25/609-200 rev.B received by the City Council as Local Planning Authority received 29^h May 2026 has been implemented.

b)The approved details shall be retained thereafter for use only by people residing and visiting the development.

Reason - To ensure that there is adequate cycle parking for the development in order to comply with policies T1, T2 and DM1 of the Manchester Core Strategy (2012) and policy JP-C6 of the Places for Everyone joint development plan.

- 5) a)No part of the development shall be occupied until the car parking spaces shown on drawing referenced Proposed site plan ref: SC/25/609-200 rev.B received by the City Council as Local Planning Authority received 29^h May 2026 has been implemented.

b)The approved details shall be retained thereafter for use only by people residing and visiting the development.

Reason - To ensure that there is adequate car parking for the development in order to comply with policies T1, T2 and DM1 of the Manchester Core strategy and policy JP-C6 of the Places for Everyone joint development plan.

- 6) The Class C2 accommodation hereby approved shall be used in accordance with the information (in particular the client group) referenced in the Supported Needs Housing proforma.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community, pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

- 7) a)No part of the development shall be occupied until the Electric Vehicle Charging point in the location shown on drawing referenced Proposed site plan ref: SC/25/609-200 rev.B received by the City Council as Local Planning Authority received 29^h May 2026 has been implemented.

b) Finalised specification of the Electric Vehicle Charging point shall be submitted to and approved in writing by the City Council as local planning department prior to installation. The implemented Electric Vehicle Charging point shall be retained thereafter.

Reason - To ensure that there is adequate cycle parking for the development in order to comply with policies T1, T2 and DM1 of the Manchester Core Strategy (2012) and policy JP-C6 of the Places for Everyone joint development plan.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Scaffolding, hoarding, skips, or temporary traffic management

Where construction activities may impact the highway (including scaffolding, hoarding, skips, or temporary traffic management), the applicant should liaise with Manchester City Council's Highways Applications and Network Resilience teams via Contact Manchester (Tel: 0161 234 5004). Any necessary licences, permits, or traffic management arrangements will need to be agreed separately with the Council.

Date: 29 September 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.
4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.