

| Application Number | Date of Appln | Committee Date | Ward |
|---------------------------|----------------------|-----------------------|---------------|
| 128189/FO/2020 | 13th Oct 2020 | 21st Jan 2021 | Rusholme Ward |

Proposal Change of use to a residential care home providing accommodation for up to 6 people (Class C2)

Location 39 Daisy Bank Road, Manchester, M14 5GP

Applicant Mrs Chinyere Laureen Akaegbu , Daisy-Fieldz Care Services Limited, 1139 Hyde Road, Manchester, M18 7LN,

Agent Mrs Shazda Ahmed, Monarch Solicitors, City Point, 156 Chapel Street, Manchester, M3 6BF

Executive Summary

Proposal - This planning application relates to a relatively large vacant 2-storey, semi-detached dwelling house with an existing two storey side and rear extension. The application property is unoccupied but has a current licence for use as an 8 person house in multiple occupation (HMO); a use that appears to have first commenced in 1997. The proposed development would relate to the care of up to 6 adults with mental health needs or learning difficulties requiring 24-hour support over short and longer term periods.

Objection - One letter and 2 emails of objection have been received from residents. Residents are concerned that the proposals would further undermine the residential character of the local area, which has been harmfully affected by an over proliferation of 'institutional properties' and student accommodation. These uses, together with the nearby school, MRI and universities, generate significant on-street car parking, which may be exacerbated by the development. The proposed use would also be harmful to residential amenity due to additional activity, noise and disturbance.

Principle - The application property, through its previous HMO use, has a history of shared residential occupation with characteristic noise and activity, which is comparable to the proposed use. The development has received support from the Supported Needs Monitoring Group (SNMG), as it would respond to an identified adult social care need. It is therefore considered that the principle of the development is acceptable.

Key Issues

- Ensuring that an identified need for residential care and support is provided for people with learning difficulties and mental health issues, whilst ensuring that the magnitude of the development would not undermine the amenities and character of the surrounding area. This includes an assessment of existing social care provision in the locality;

- The provision of satisfactory operational arrangements to ensure that the development meets the needs of residents and is managed appropriately to reduce and potential harm to the surrounding area.

The planning application has been submitted by Daisy-Fieldz Ltd, which operates an existing care home in Manchester and is registered with the Care Quality Commission (CQC). The SNMG has not identified any potentially adverse impact on social care provision and related supporting infrastructure in the surrounding area. The development would have a relatively low level of occupation with associated activity and traffic generation that would be comparable to occupation by a larger family. It is considered that the formation of a small-scale care home could be undertaken without causing undue harm to the character of the residential character of the surrounding area.

A full report is attached for Members consideration.

Description

This planning application relates to a relatively large vacant 2-storey, semi-detached dwelling house with an existing two storey side and rear extension. The property is constructed in red brick with white render panels and red tiled roof reflecting the character of houses in the local vicinity. The front garden is hard surfaced and used for vehicular parking via the existing driveway from Daisy Bank Road. The front boundary is defined by red-brick wall and piers. Although the surrounding area is predominantly residential, a centre operated by the probation service is located immediately to the west of the site and accessed via Laindon Road.

Although the application property is unoccupied, it has a current licence for use as an 8 person house in multiple occupation (HMO). It is understood that the HMO use first commenced in 1997. The proposed development relates to the care of up to 6 adults with mental health needs or learning difficulties requiring 24-hour support and care over short and longer term periods. The proposed layout would comprise:

- i. Ground floor – 1 x en-suite resident bedroom, shared communal areas for residents and visitors, staff rooms, kitchen and dining areas;
- ii. First floor – 5 x resident bedrooms (3 en-suite and 2 with shared facilities) and a staff office.

The application site has a driveway from Daisy Bank Road providing access to 3 car parking spaces within the front garden.

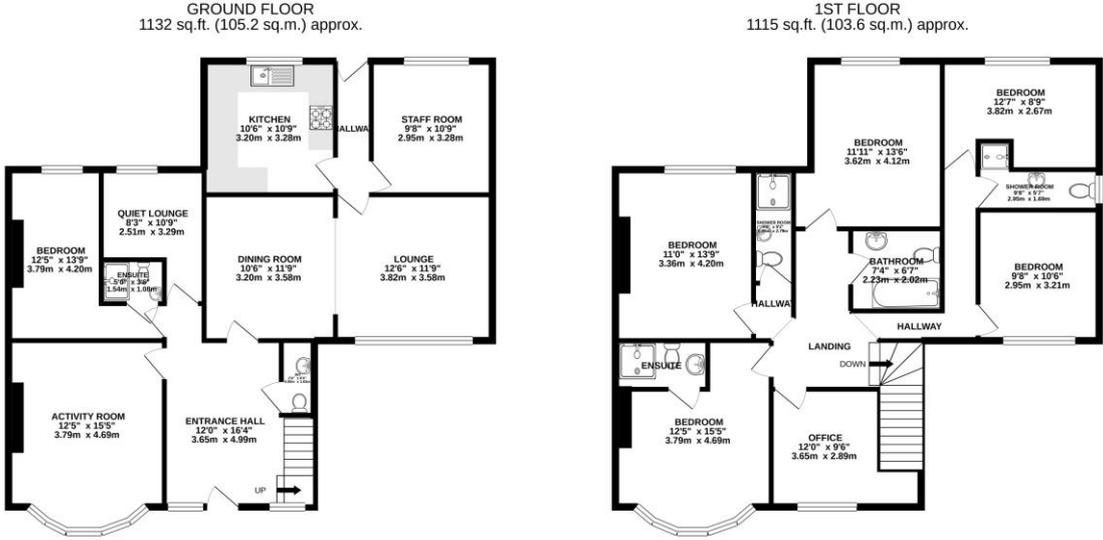
The following staffing arrangements would be provided:

- i. 1 x full-time manager;
- ii. 1 x deputy manager;
- iii. 3 x day-time support staff;
- iv. 2 x overnight staff.

The development would also have access to a well-being and activities co-ordinator, part-time administrator and mental health and occupational therapists as required.



Fig.1 – View of application site from Daisy Bank Road



TOTAL FLOOR AREA : 2248 sq.ft. (208.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fig.2 – Proposed internal layout drawing 39 Daisy Bank Road

Consultations

Local residents – One letter and 2 emails of objection have been received and are summarised below:

- i. The local area has an over proliferation of 'institutional properties' and student accommodation, which have undermined the residential character of the area;
- ii. These uses, together with the nearby school, MRI and universities, generate significant on street car parking and there is concern that the development will increase on street car parking and congestion in the local area. It is not considered that the site has the capacity to accommodate satisfactory car parking;
- iii. The nature of the proposed use is not considered to be compatible with the surrounding residential area. It would result in additional noise and disturbance activity in and around the site would be detrimental to residential amenity and privacy.

Environmental Health – The following comments have been received:

- i. Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.
- ii. The submitted waste management scheme identifies arrangements for the separated storage of general and clinical waste. The proposed arrangements need to include additional bins to allow the storage of pulpable material (paper and cardboard), mixed glass and plastic and food).

Highway Services – Highways in-principle have no objection to the proposals. However, it is recommended that more comprehensive arrangement of waste management and collection arrangements should be provided.

Supported Needs Monitoring Group (SNMG) – The group has confirmed support for the proposal.

GM Police Design for Security – Recommend that the development incorporates physical security measures, alarm systems and CCTV cameras. These recommendations have been related a condition requiring implementation prior to the occupation of the property.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

The Framework has been related to the development, with reference to the following:

Chapter 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 applicant has been advised of the comments of GM Police Design for Security, which will be taken into consideration as a supplement to the security arrangements required for care home registration. The property is visible from Daisy Bank Road and existing boundary treatments and gates to the side of the house would be retained. It is considered that appropriate security is capable of being achieved to secure compliance with Chapter 8.

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

- a) Appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
- 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 (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree (paragraph 108).

It is considered that, given the magnitude of the development, 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. The development would thereby positively related to Chapter 9.

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.

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.

It is considered that the scale and nature of the development would be consistent with the residential character and amenities of the surrounding area. It would also meet an identified housing need and support the well-being of potential residents. The development would bring the property back into a suitable and sustainable use. The site benefits from access to local transportation routes, which would support access to the employment opportunities presented by the development. The development would thereby comply with policy SP1.

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. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

The applicant has identified a suitable location for the location of a waste storage enclosure adjacent to the western site boundary relating to general and clinical waste storage. The applicant has been asked to clarify the arrangements for the storage of segregated waste streams within the site. It is considered that the design of the proposed storage enclosure is capable of being amended to ensure appropriate arrangements and 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.

In this case, there are a number of neighbouring uses providing various forms of social care. However, the character of the area remains predominantly residential. Furthermore, the SNMG supports the location of the development and has not identified a proliferation of such use in the locality or any potential harm to local health care infrastructure. It is therefore not considered that the development would undermine vitality and viability of the surrounding neighbourhood. It is therefore considered that the development would comply with policy H10.

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 that development incorporates in curtilage car parking, with the site benefitting from access to nearby public transport links along Plymouth Grove and Upper Brook Street. 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. Policy T2 requires that appropriate car parking and cycle storage is provided. The site is in a sustainable location of the application site, in terms of access to public transport. Some on-site car parking and cycle storage would be provided. It is considered that the development would be suitably related to policy T2, particularly as a staff travel plan has been recommended.

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 development would be related to the existing property and therefore would not result in the formation of any related extensions. As stated, the development would limit occupancy by up to 6 residents with support staff to ensure that the character of the surrounding residential area would be maintained. It is also considered that activity in and around the site would be predictable and manageable, including traffic generation. Any noise associated with the development would be consistent with residential occupation. The applicant has confirmed that appropriate security measures would be put in place. The proposed quality of living space within the reconfigured property would be acceptable. A condition has been included to ensure that the proposed waste management arrangements adequately accommodated segregated waste streams. It is therefore considered that the development would comply with policy DM1.

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

Policy DC2 (Rest Homes and Nursing Homes) – Relates to the assessment of planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order and requires that consideration is given to:

- a. The effect of the operation of the business on the amenity of neighbouring residents;
- b. The standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space;
- c. The effect of the proposals on visual amenity;
- d. The availability of adequate, safe and convenient arrangements for car parking and servicing;
- e. The ease of access for all, including disabled people;
- f. The desirability of avoiding an over-concentration of special needs or housing in any one area of the City;
- g. The desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

It is considered that the proposal would achieve these objectives through the provision of care facilities that would respond to a recognised care needs of adults requiring more comprehensive residential care. The applicant has demonstrated that the development can be appropriately managed as a small-scale care home without unduly affecting the residential character of the surrounding area. The development would also be supported with an appropriate standard of accommodation and amenity space. Policy DC2 would thereby be accorded with.

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, it is considered that noise would be generated by the proposal would be consistent with occupation by a larger family. The development would be limited to 6 residents by condition thereby achieving a level of occupancy that would limit noise and disturbance. The development is therefore capable of achieving accordance with policy DC26.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

The following paragraphs are relevant:

- i. Section 3 Accessibility;
- ii. Section 8 Community Safety and Crime Prevention.

For the reasons set out in this report, it is considered that the development would positively respond to the above guidance.

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 to secure clarification of the characteristics of the proposed uses leading agreement that it should be considered as a Class C2 development. Further discussions have ensured the submission of sufficient information, including details of staffing arrangements, to allow the development to be appropriately assessed.

Principle of the development – The proposal relates to a property that is currently vacant but retains a license for use as an 8-person house in multiple occupation (HMO), albeit without planning permission. It has been established that the HMO use

was in place from 1997 onwards and thereby demonstrates that the property has a history of shared residential occupation with characteristic noise and activity. The applicant originally applied for a Class C3B use, which would allow 6 unrelated people to live as a single household whilst receiving on-site support. Following an assessment of the proposal it was found that the level of care required in support of residents would be consistent with the formation of a Class C2 (Residential care home). The development has received support from the Supported Needs Monitoring Group (SNMG), which comprises stakeholders involved in the co-ordinated provision of social care in Manchester. The development would respond to an identified adult social care need. However, in response to the size of the property and constraints of the site, a condition has been included to limit occupation to 6 residents and for the use to be implemented in accordance with the submitted management plan. It is therefore considered that the principle of the development is acceptable.

Proposed care provision – The planning application has been submitted by Daisy-Fieldz Ltd, which is a care provider established in 2017 and registered with the Care Quality Commission (CQC). The company operates an existing care home in Manchester, which provides nursing and personal care for adults with learning and physical disabilities. The residents are under and over 65 years of age.

Residential amenity – The concerns of local residents have been considered. The SNMG, as part of its assessment of the development, has not identified any potentially adverse impact on existing levels of social care and supporting service infrastructure in the surrounding area. However, it is acknowledged that there are a variety of supported living and social care facilities in the local area but it is considered that the development would provide a relatively low level of occupation that would be restricted to 6 residents by the operational condition described above. It is therefore considered that the development would not produce unduly harmful levels of activity. The residential character of the surrounding area would thereby be maintained.

It is noted that there would be activity associated with the proposed use including comings and goings of the residents as well as staff. However, it is not considered that the activity would be such to warrant a refusal of planning permission. Large family houses can often lead to similar levels of activity. It is also the case that the property has also previously been used as a large scale house in multiple occupation with a far greater potential for noise and disturbance. By limiting the number of residents, it is considered the levels on activity, noise and disturbance in and around the property would be comparable to its occupation by a large family.

Accessibility – The provision of inclusive access would be affected by the constraints of the property, which includes steps to its principal entrances. It is acknowledged that 5 of the proposed bedrooms would be located on the first floor and the provision of a through floor lift may be unviable given the scale of the development. However, circumstances may change and access to the upper floor may be required in the future. The provision of ramped access points may prove beneficial should improvements to internal access arrangements be brought forward at a later date. Notwithstanding the above, the proposal involves the formation of a resident's bedroom on the ground floor. The provision of ramped access to at least one external doorway would facilitate future occupation of this bedroom by a resident with reduced

mobility. In response, a pre-commencement condition has been recommended relating to the submission and approval of access arrangements to the ground floor of the property, including details of the siting and appearance of access ramps, balustrades and level thresholds to external doorways and confirmation of door set widths to facilitate access. The condition requires that approved scheme be fully implemented upon commencement of the authorised development and maintained in situ thereafter. It is considered that satisfactory access can therefore be achieved.

Staffing arrangements – The applicant has indicated that up to 6 staff would be employed (5 full-time and 1 part-time) and on-site during the day-time shift. The night-time shift would consist of 2 over-night staff. Additional specialist support staff would be in attendance on a periodic basis. It is considered that the staffing levels have been demonstrated to be necessary but proportionate in terms of additional activity in and around the site, including traffic generation and on-street car parking. It is also noted that the development may provide some employment opportunities for care staff in the local area.

Car parking, cycle parking and highways issues – Concerns raised by local objectors relating to on-street car parking are acknowledged. Whilst there may be some incidence of on-street car parking associated with neighbouring use, it is considered that this is more likely to occur within the western sections of Daisy Bank Road, i.e., in closer proximity to MRI. The applicant has indicated the provision of 3 car parking spaces within the curtilage of the site. It is considered that any traffic and on-street car parking generated by visitors is likely to occur during the evening periods and at weekends when demand for peak time car parking is reduced. On balance, it is considered that traffic generated by the development is likely to be predictable and capable of being managed. The applicant has indicated the provision of 3 cycle stands. A condition has been recommended to ensure that the specification of a secured cycle enclosure is approved and implemented as part of the development.

Staff travel plan - The applicant has sought to reduce reliance on private car usage through the provision of 3 cycle stands. The site also benefits from its walking distance proximity to bus routes. The provision of cycle storage and availability of public transport give confidence that an appropriate staff travel plan could be delivered to further reduce private car usage. An appropriate travel plan condition has therefore been recommended.

Amenity space and landscaping – The existing residential gardens would be retained, including hard surfaced areas within the front garden. It is considered that the relatively large rear garden would provide a satisfactory amenity space for residents.

Waste management – The proposed location for the location of a waste storage enclosure, adjacent to the western site boundary, is acceptable. The applicant has been asked to expand the identified arrangements for the storage of general and clinical waste to include segregated waste streams. It is considered that the capacity of proposed storage enclosure is capable of being amended to provide satisfactory storage. The development has been conditioned to require the approval and implementation of satisfactory arrangements.

Servicing – Consideration has been given to the Environmental Health request for a condition to manage times for the undertaking of services and deliveries. It is considered that, as development shares many of the characteristics of occupation by a larger family, such a condition would be an onerous requirement in this case.

Crime and security – The frontage of the application site is highly visible from Daisy Bank Road and existing gates and fencing at the side of the house separates the front and rear garden. The applicant has indicated that the development would be required to meet the security requirements for care home registration.

Notwithstanding the above, a condition has been recommended that identifies existing security arrangements and details improvements that can be incorporated into the development in response to the comments of GMP Design for Security. It is considered that appropriate security arrangements can be incorporated into the development prior to the commencement of the proposed use.

Flood risk and drainage - The site is located in Flood Zone 1 and 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.

Conclusion –It is considered that the proposal would provide care facilities for adults requiring more comprehensive residential care. The applicant has demonstrated that the development can be appropriately managed as a small-scale care home without unduly affecting the residential character of the surrounding area. The development is therefore considered to be acceptable subject to the recommended conditions.

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 the right to a fair hearing and to this end the Committee 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 of the application 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 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 to secure clarification of the characteristics of the proposed uses leading agreement that it should be considered as a Class C2 development. Further discussions have ensured the submission of sufficient information, including details of staffing arrangements, to allow the development to be appropriately assessed.

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:

Planning application forms received 26 November 2020;
Location plan with a red edge received 14 October 2020;
Proposed ground and first floor layout received 12 November 2020;
Proposed site layout drawing ref: PL-01 Rev A received 26 November 2020;
Statement of purpose (Management Plan relating to 39 Daisy Bank Road) received 8 October 2020.

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 39 Daisy Bank Road as residential care home (Class C2) for occupation by a maximum of 6 residents with support staff providing day and over-night care.

Reason – For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Before the occupation of the authorised development a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing the provision of arrangements to the ground floor of the property, including details of the siting and appearance of access ramps, balustrades and level thresholds to external doorways and confirmation of door set widths to facilitate access. The agreed scheme shall be fully implemented upon commencement of the authorised development and maintained in situ thereafter.

Reason – In order to secure inclusive access to the property and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) The car parking area shall be demarcated in accordance with the detail on drawing referenced: Proposed site layout drawing ref: PL-01 Rev A received 26 November 2020 upon commencement of the development and maintained in situ thereafter.

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.

6) Before the occupation of the development, a scheme detailing the specification, siting and appearance of secured cycle storage 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 for use by staff only.

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.

7) Before the occupation of the development, a scheme for the storage (including segregated waste recycling, general waste and clinical) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented upon occupation of the building 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.

8) Before the occupation of the development, a drawing detailing the siting and appearance of an enclosure for the storage of segregated waste containers shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved drawing shall be implemented upon occupation of the building 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.

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 at all times when the authorised development is in use.

Reason - To assist promoting the use of sustainable forms of travel to the authorised care home (Class C2), pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and the Guide to Development in Manchester SPD (2007).

10) Before the occupation of the development 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 incorporated into the development. The approved scheme shall 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 and to reflect the guidance contained in the National Planning Policy Framework.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 128189/FO/2020 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Environmental Health
Highway Services
Greater Manchester Police
Supported Needs Monitoring Group

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer : Carl Glennon
Telephone number : 0161 234 4530
Email : carl.glennon@manchester.gov.uk

