**EQIA Relevance Assessment of Article 4 Directions**

**Toolkit Stage 1**

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| *My Directorate* | Corporate Core |
| *My Service* | People, Policy & Reform |
| *My Team/Section* | Planning & Infrastructure Team |
| *The name of the proposal being assessed* | Eight Article 4 Directions |
| *Is this a new service or a change to an existing service?* | New policy approach |
| *Who is completing the assessment* | Claire Milner |
| *2nd Person Completing the assessment* | - |
| *Who is the lead manager responsible for the assessment?* | Richard Elliott |
| *Name of Head of Service* | Richard Elliott |

**Toolkit Stage 2**

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| *TELL US ABOUT THE PROPOSAL YOU'RE ASSESSING* |
| *Briefly describe the main aims and objectives of the proposal you're assessing. Let us know if your assessment has implications for other areas of the Council's work. Describe how your proposal supports the wider aims of the Council if relevant* |

This is an assessment of eight Article 4 Directions which were made by the Council on 18th April 2018, will be confirmed in April 2019 and will come into force on 1st May 2019. The purpose of the Article 4 Directions is to allow the Council greater planning controls over specific types of development, by removing what are known as ‘permitted development rights’. There are some things which people can change about their property without having to get full planning permission from the council – these rights are called ‘permitted development’ and at present converting offices or a light industrial building into houses or flats is permitted development. An Article 4 Direction is a legal process which a council can use to remove particular types of permitted development – once our directions come into force people will need to get full planning permission if they wish to convert an office or light industrial building into residential use.



We have made four Article 4 Directions to remove permitted development rights for the change of use of an office to residential and a further four to remove permitted development rights for the change of use of a light industrial building to residential. There are maps showing the areas covered by each Direction on our website at <https://www.manchester.gov.uk/info/500207/planning_and_regeneration/7646/article_4_directions>

We consulted on the eight Article 4 Directions from 26th April – 7th June 2018. During this time we received comments from five organisations / individuals, these ranged from comments on the principle of the directions as a whole to comments on particular directions. Of these five, three were supportive of the directions and two raised objections. In addition a further 3 organisations stated that they had no comment to make. We have considered all of these comments and responded to them in the delegated powers report which confirms the directions.

The Article 4 Directions will have implications for the Council’s Planning Service, because from 1st May 2019 people would need to submit a full planning application for this type of development. Preparation of the Directions has been carried out jointly by City Policy and Planning. The Directions will support the wider aims of the Council as they will help to support the retention of office and light industrial employment where this is appropriate. The requirement for full planning permission will mean that proposals for change of use from office / light industrial to residential will need to address the full range of policy requirements which could include higher design and space standards, for example. This will give the Council the opportunity to consider a wider range of factors such as accessibility when making a decision on a planning application.



**Toolkit Stage 3**

### ASSESSING RELEVANCE TO EQUALITY

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| WILL THE PROPOSAL YOU'RE ASSESSING IMPACT ON OUR DUTIES TO (PLEASE TICK) | |
| *• Remove or minimise disadvantages suffered by individuals or groups because of their characteristics* |  |
| *• Meet the needs of people from protected groups where these are different from the needs of other people* |  |
| *• Promote diversity and encourage people from protected groups to participate in activities where they are underrepresented* |  |

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| **Describe how you've reached your conclusion and what evidence it’s based on (max 500 words).** |

The Directions will only be relevant to those who own an office or light industrial building and are considering converting the building into houses or flats. By making full planning approval a requirement, the Council will be able to use the full set of Local Plan policies to make a decision on proposals for change of use whereas the prior approval process does not allow for this. This means that design and other issues can be given greater weight, which may assist with meeting the needs of people from some of the protected groups.

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| *Which, if any , of the following protected characteristics will be affected by the proposal?(Please tick)* | |
| *Age (older people)* |  |
| *Age (Children/young people)* |  |
| *Carers* |  |
| *Disability* |  |
| *Faith/religion/belief* |  |
| *Gender identity/Trans* |  |
| *Marriage/Civil Partnership* |  |
| *Pregnancy/maternity* |  |
| *Race* |  |
| *Sex* |  |
| *Sexual Orientation* |  |
| *Others (please state)* |  |

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| *Describe how you've reached your conclusion and what evidence it's based on (max 500 words).* |

The Article 4 Directions will not disproportionately impact upon any of the protected characteristics above.

During the consultation period on the Article 4 Directions we emailed around 700 groups / individuals on our planning policy database, including the following the following organisations:

Manchester Disabled People's Access Group

Age Concern

Manchester Deaf Centre

Broad African Representative Council

CALM Co-ordinator

Faith Communities Network

BME People Network

Wai Yin Chinese Women Society

Cultural Centre for Diversity, Arts and Education

Manchester Jewish Housing Association

Irish Community Care

Manchester Asian Care Ltd

Manchester Race and Health Forum

Manchester Failsworth Congregation of Jehovah's Witnesses

Manchester Carers’ Forum

Faith Action

Voluntary Youth Manchester

Young Advisors

White Moss Youth Club

Womens Design Group

The National Federation of Gypsy Liaison Groups

Valuing Older People

Pankhurst Centre

LGBT foundation

Age-Friendly Manchester Design Group

In addition we sent letters to everyone who owned or occupied a property within the areas covered by the Directions, with the exception of the City Centre where there are so many owners and occupiers that this was impracticable.

None of these organisations responded with any concerns about the impact which the Article 4 Directions could have on the people that they represent. As stated earlier, only two organisations objected to the Directions, and their objections did not raise concerns that people with the protected characteristics would suffer as a result of the Directions.

In light of the above we feel that the Article 4 Directions will not impact disproportionately on any of the protected characteristics and therefore a full Equality Impact Assessment is not required.