

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143926/FO/2025

Date registered valid: 8 September 2025

Proposal: Erection of single storey front extension, first floor side extension and elevational alterations

Address: 204 City Road, Manchester, M15 4EA

Ward(s): Hulme Ward

Applicant: Mr Jermaine Chappell, Cornbrook Medical Practice

Agent (if any): Mr Ian Pleasant Jay Ashall Partnership

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 September 2025

Standard consultations:

Printed: 17 September 2025

Expired: 8 October 2025

Neighbour notifications

Printed: 17 September 2025

Expired: 8 October 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a two storey, detached building in use as a medical practice (Cornbrook Medical Practice).

The building which is constructed from a combination of masonry, glass block and metal railings incorporates a small car park along its eastern boundary, enclosed by metal fencing.

The building is set back from the road frontage and includes a forecourt area. Access is predominantly gained from the building frontage.





View of application building from car park access

The site is bound to the west by a 4-storey apartment building, with two storey dwellinghouses and a pharmacy to east. Opposite, to the other side of City Road are further 4 storey apartments building and associated car park. To the rear, the site adjoins St. George's Park.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is predominantly residential in character, comprising a combination of apartment buildings and individual dwellinghouses ranging from 2 to 4 storeys in height. A retail unit currently in use as a pharmacy is situated immediately to the east at the corner of City Road and Lordsmead Street.

Description of development

Planning permission is sought for a single storey extension to the front southern elevation of the building to create a new reception and waiting area, along with a first-floor extension over an existing courtyard to the side eastern elevation. Internally, the former reception and waiting area accommodation will be remodelled to provide additional in-person consulting rooms at ground floor and an online consultation room at first floor with a new consultation room created through the introduction of a new first floor to an existing double height space at the south eastern corner of the building. The proposed extensions would result in an additional 31sqm of floor area.

Consultations & Notification Responses

Local Residents/Occupiers – 1 neutral response has been received from an interested party in which it is requested that two swift nest bricks are incorporated to enhance biodiversity.

Environmental Health - Conditions are requested in relation to external equipment, construction working hours, the requirement for a gas membrane and if any contamination is encountered during works.

Highway Services – Advise that the proposed development appears to extend only within the red-line boundary of the site and as such, does not impinge upon the adopted highway, but request dimensions are provided to demonstrate this.

There are no highway concerns in terms of safety or capacity are considered likely to arise.

They query if there would any increases in staff on site.

It is assumed that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days - Confirmation is required from the applicant.

A Construction Management Plan should be submitted prior to the start of works and conditioned.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Planning History

092514/OO/2010/S2

Outline Application for the erection of a two-storey linked rear extension to form additional surgery rooms and administrative area. *Approved 6 April 2010.*

069060/FO/2003/S1

Erection of two storey side extension. Approved 11 December 2003.

046124/FO/CENTL1/94

Erection of a two-storey building to form a new medical practice after demolition of existing building. *Approved 26 September 1994.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Manchester Core Strategy (2012) – Relevant policies SP1, EC1, EC4, EN1, EN19, DM1, CC1 and T2.
- Unitary Development Plan for the City of Manchester (1995) – Saved policy DC26.
- Places for Everyone Joint Development Plan – Relevant Policies JP-P1, JP-J2, JP-S1 and JP-P6.
- National Planning Policy Framework (NPPF).
- Guide to Development in Manchester (SPD).

Issues

Principle

The principle of enabling businesses, particularly healthcare facilities, to enhance their premises is generally supported, provided such developments do not result in unacceptable adverse impacts. In this instance, the proposal is not expected to significantly affect the living conditions of nearby residents or alter the character and appearance of the area. Any minor impacts are considered to be outweighed by the benefits to the medical centre, including a larger and improved waiting area and increased capacity for consultations. Accordingly, the proposal is considered to comply with the relevant policy and guidance.

Specific issues are outlined further below.

Visual Amenity

The proposed extensions would not increase the overall height of the existing building and are considered modest additions, incorporating matching materials and a new glazed entrance to maintain visual consistency.

Although the front extension projects beyond the existing building line, it would be positioned within a wide, established forecourt and would broadly align with the adjacent pharmacy to the east. As such, it is not regarded as an unduly prominent feature given the immediate context and single storey scale. To enhance the visual appearance and break up the brickwork on the side elevations of the front extension, decorative brick detailing has been included. On this basis, the impact to visual amenity and character and appearance of the street-scene is considered acceptable.

Residential Amenity

Given the positioning of the proposed extension, the alignment of its windows with existing fenestration, and its overall scale, alongside the relationship with the nearest and most sensitive neighbouring dwellings sited approximately 22 metres to the east and 7 metres to the south, it is considered that the development would not result in any significant adverse impact to residential amenity and unlikely to give rise to issues of overdominance, overshadowing, or overlooking that would materially affect the living conditions of nearby occupiers.

Impact to the Highway

The proposed front extension is set back from the public footway and would not impinge on current access arrangements along the pavement to the front of the building.

The proposed extensions to not affect the existing parking arrangement or number of spaces and no increase in trip generation or increase in staff numbers is forecast. The proposed extension would serve to provide an enlarged waiting room area and additional consulting room and therefore the impact to the operation of the highway is anticipated to be negligible.

Biodiversity Net Gain

As the proposal relates to existing areas of hardstanding and would not result in the loss of any habitat, there is no statutory requirement to demonstrate biodiversity net gain.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 a right to a fair hearing and to this end the local planning authority 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 recommendation given 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 / 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) to be attached to decision for approval OR Reasons for recommendation to refuse

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) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

1754 - L01 (Location Plan) and 1754 - 200 (Proposed Site Plan), received by the City Council as Local Planning Authority on 8 September 2025 and drawings referenced 1754 - 201/B (Proposed Plans) and 1754 - 202/B (Proposed Elevations), received by the City Council as Local Planning Authority on 28 October 2025.

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.

4) Prior to the commencement of development, a construction management plan outlining working practices during development and demolition shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) Prior to the commencement of development, appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy.

6) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy and policy JP-S1 of the Places for Everyone Joint Development Plan.

7) Any externally mounted ancillary plant or equipment shall be selected and/or acoustically insulated in accordance with a scheme designed so as to achieve a rating noise level of 5dB

(LAeq) below the existing background (LA90) at the nearest noise sensitive location. Details of the scheme should be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site prior to installation of any plant. The approved scheme shall be fully implemented prior to first use and in accordance with the details agreed and a verification report shall be submitted and approved in writing in order to validate the works undertaken conform to the requirements within the report.

Reason - To safeguard the amenities of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Informative

- 1) If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.
- 2) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.
- 3) The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

200 City Road, Manchester, M15 4EA
Flat 4, 201 City Road, Manchester, M15 5GG
Flat 15, 201 City Road, Manchester, M15 5GG
Flat 14, 201 City Road, Manchester, M15 5GG
Flat 13, 201 City Road, Manchester, M15 5GG
Flat 12, 201 City Road, Manchester, M15 5GG
Flat 11, 201 City Road, Manchester, M15 5GG
Flat 10, 201 City Road, Manchester, M15 5GG
Flat 9, 201 City Road, Manchester, M15 5GG
Flat 8, 201 City Road, Manchester, M15 5GG
Flat 7, 201 City Road, Manchester, M15 5GG
Flat 6, 201 City Road, Manchester, M15 5GG
Flat 5, 201 City Road, Manchester, M15 5GG
Flat 3, 201 City Road, Manchester, M15 5GG
Flat 2, 201 City Road, Manchester, M15 5GG
Flat 1, 201 City Road, Manchester, M15 5GG
Apartment 6, 19 Royce Road, Manchester, M15 5JQ
Apartment 3, 19 Royce Road, Manchester, M15 5JQ
Apartment 24, 19 Royce Road, Manchester, M15 5JQ
Apartment 22, 19 Royce Road, Manchester, M15 5JQ
Apartment 2, 19 Royce Road, Manchester, M15 5JQ

Apartment 17, 19 Royce Road, Manchester, M15 5JQ
Apartment 14, 19 Royce Road, Manchester, M15 5JQ
Apartment 11, 19 Royce Road, Manchester, M15 5JQ
234 City Road, Manchester, M15 4EA
228 City Road, Manchester, M15 4EA
222 City Road, Manchester, M15 4EA
214 City Road, Manchester, M15 4EA
250 City Road, Manchester, M15 4EA
244 City Road, Manchester, M15 4EA
48 Lordsmead Street, Manchester, M15 4HQ
42 Lordsmead Street, Manchester, M15 4HQ
Apartment 27, 19 Royce Road, Manchester, M15 5JQ
Apartment 16, 19 Royce Road, Manchester, M15 5JQ
Apartment 15, 19 Royce Road, Manchester, M15 5JQ
Apartment 12, 19 Royce Road, Manchester, M15 5JQ
Apartment 10, 19 Royce Road, Manchester, M15 5JQ
Apartment 1, 19 Royce Road, Manchester, M15 5JQ
Apartment 9, 19 Royce Road, Manchester, M15 5JQ
Apartment 8, 19 Royce Road, Manchester, M15 5JQ
Apartment 7, 19 Royce Road, Manchester, M15 5JQ
Apartment 5, 19 Royce Road, Manchester, M15 5JQ
Apartment 4, 19 Royce Road, Manchester, M15 5JQ
Apartment 26, 19 Royce Road, Manchester, M15 5JQ
Apartment 25, 19 Royce Road, Manchester, M15 5JQ
Apartment 23, 19 Royce Road, Manchester, M15 5JQ
Apartment 21, 19 Royce Road, Manchester, M15 5JQ
Apartment 20, 19 Royce Road, Manchester, M15 5JQ
Apartment 19, 19 Royce Road, Manchester, M15 5JQ
Apartment 18, 19 Royce Road, Manchester, M15 5JQ
52 Lordsmead Street, Manchester, M15 4HQ
50 Lordsmead Street, Manchester, M15 4HQ
46 Lordsmead Street, Manchester, M15 4HQ
44 Lordsmead Street, Manchester, M15 4HQ
248 City Road, Manchester, M15 4EA
246 City Road, Manchester, M15 4EA
242 City Road, Manchester, M15 4EA
240 City Road, Manchester, M15 4EA
238 City Road, Manchester, M15 4EA
236 City Road, Manchester, M15 4EA
232 City Road, Manchester, M15 4EA
230 City Road, Manchester, M15 4EA
226 City Road, Manchester, M15 4EA
224 City Road, Manchester, M15 4EA
220 City Road, Manchester, M15 4EA
218 City Road, Manchester, M15 4EA
216 City Road, Manchester, M15 4EA
212 City Road, Manchester, M15 4EA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: SOUTH AREA