

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143875/FO/2025

Date registered valid: 2 September 2025

Proposal: Erection of a part single, part two storey rear extension, two storey front extension, installation of rear dormer together with the application of render to front and side and creation of vehicular access and ground floor office (Class E)

Address: 56 - 58 Errwood Road, Manchester, M19 2QH

Ward(s): Burnage Ward

Applicant: Mr Abdul Qayum

Agent (if any): Mr Ahmad Turkmani AT A. Design

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 27 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Office

Date of site visit: 16 October 2025

Standard consultations:

Printed: 3 October 2025 Expired: 24 October 2025

Neighbour notifications

Printed: 3 October 2025 Expired: 24 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is located on the north-east junction of Errwood Road and Ranford Road. The surrounding area is predominantly residential. However, St. Marys Primary School and Cringle Park are located to the east of the application site. The front boundary is separated from Errwood Road by footpaths and grass verges with mature tree planting. The application property shares many of the characteristics of the neighbouring properties forming Errwood Road, with regard to scale, proportions, roofscape and materials.

The application property is semi-detached but has been occupied as a single dwellinghouse with ground floor office accommodation. The property is set within gardens located to the front, side and rear and separated from the street by brick walls. A pathway adjacent to the northern boundary linked the front and rear gardens. A garage accessed via Ranford Road is located in the rear garden.

The application property is constructed in brown brick with grey roof tiles and presents its principal elevation to Errwood Road. The main roof is set between a hipped pitch and gable elevation. A large two storey bay with hipped pitched roof. It is adjoined by a single storey extension with a lean-to roof (north) and a larger bay with a parapeted flat roof to its southern elevation. The side elevation (south) is articulated by windows and incorporates a single storey lean- to bay and views of the side elevation of a rear conservatory extension. The rear (western)

elevation (in addition to the conservatory) incorporates a single storey extension. The two storey element of the northern elevation comprises solid brick work. Windows with obscurely glazed windows are incorporated into the side elevation (northern) of the rear extension.

The elevations are articulated by rectangular windows with sectional frames. The eastern and western roof planes are punctuated by chimney stacks.

The existing house comprises:

- i. Ground floor – Hallway, lounge, conservatory, kitchen, dining room, utility rooms and office.
- ii. First floor – Five bedrooms and one bathroom.



Fig.1 – Views of the site from Errwood Road



Fig.2 – Views of the site from Ranford Road



Fig.3 – View of the rear of the property and garage

Description of development

The proposed development would involve:

- i. Eastern (principal) elevation - The formation of a pair of two storey bays to the principal elevation, incorporating hipped pitched roofs and positioned to each side of the retained central bay. The new bays would form a continuous eaves line with the ridge line set below the apex of the central bay. The formation of the new 'northern' bay would necessitate the reconfiguration of the main roof thereby forming a continuous ridge line running from north to south. The new bays would incorporate white render and rectangular windows. The exposed elevation of the central bay would be fully glazed. The roof above the central bay would be project forward and supported by doric style columns. The main roof would be enlarged through the formation of a hipped to gable extension.
- ii. Southern (side) elevation – The existing arrangement of the side elevation would be maintained in relation to the bay and windows. The side elevation would be altered by the application of white render and views of extensive glazing to the proposed flat roof rear extension. Windows would also be added to the southern roof plane.
- iii. Western (rear) elevation – The existing rear extension and conservatory would be removed. The formation of an in-fill extension and re-configuration of the roof to the side (north) of the house would facilitate the formation of a single storey flat roof extension with extensive glazed folding doors to the western elevation (and glazing to the south). The rear elevation would form a continuous brick plane punctuated double patio doors (facilitating access to the rood terrace) and secondary windows. The formation of a continuous (flat roof) extension to the rear roof plane would allow the formation of roof space accommodation.
- iv. Northern elevation – The roof configuration would facilitate the formation an addition to the roof with a gable elevation. The elevation would be finished in white render and punctuated with ground floor door and linear high level window and first floor window.
- v. A new vehicular access point is proposed from Errwood Road adjacent to the northern site boundary.

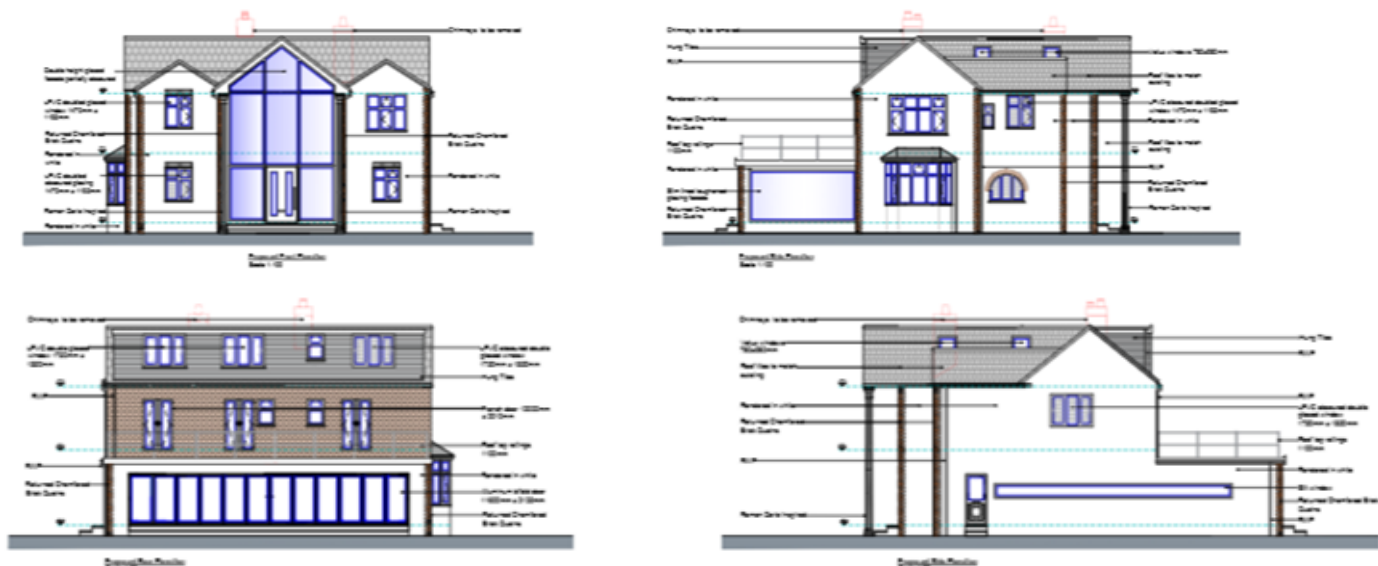


Fig.4 – Proposed elevations

Internally, the proposed layout would form:

- i. Ground floor – Hallway, lounge / dining room, WC, kitchen, utility room and office with separate access.
- ii. First floor - Four bedrooms and bathroom.
- iii. Loft – Master bedroom and en suite bathroom.



Fig.5 – Proposed layout

Consultations & Notification Responses

Local residents – Five emails of objection have been received and are summarised below:

- i. The application property is one of a number of houses constructed around 1925 with shared design feature, including the use of matching brickwork. The development has not been informed by the appearance of the existing house. Concern is expressed regarding the introduction of white render, which would be incongruous and poorly related to neighbouring houses. The development would undermine the scale and proportions of the existing house through the formation of disproportionately large additions.
- ii. The introduction of columns to the central bay would represent a harmful departure from the character of the existing house and its relationship to the streetscene.

iii. The formation of a rear terrace would result in undue overlooking of neighbouring gardens resulting in undue loss of privacy.

iv. There is concern that the office use would result in additional on-street car parking to the detriment of pedestrian and highways safety. Activity associated with the office use would also introduce noise and disturbance that would be harmful to residential amenity.

One email has been received that, if planning permission is granted, a condition is included requiring the provision of a swift box.

Highway Services – The following comments have been received.

Highways are not satisfied with the proposed vehicular route into the garden from the road. As well as having to reverse a vehicle in or out, the driver would also have to concentrate on manoeuvring around the tree, in the dark potentially, with a reliance on a reversing light only. The tree creates a blind spot where potential conflict with users on the footway may happen. Based on this Highways cannot support the application if it includes vehicular access from Errwood Road.

Flood Risk Management Team - As the site falls within the Environment Agency's consultation zone for main rivers. The Environment Agency should comment on the proposal.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

i. The economic objective – Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.

ii. The social objective - Development should support strong, vibrant and healthy communities. It should foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

iii. The environmental objective – Development should protect and enhance the natural, built and historic environment. Including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).

The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

i. Section 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 96). The development would be harmful to the amenity and well-being of neighbouring residents

for the reasons outlined in this report. On this basis, section 8 would not be accorded with. It is not apparent that the development would introduce increased risk of crime.

ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the development would not be appropriately related to the style and character of the existing house and its relationship to the surrounding context. The development would thereby accord with section 12.

Planning Practice Guidance (PPG) - 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. The development positively responds point (i) but would fail to accord with point (ii) for the reasons outlined in this report.

- i. Consultation and pre-decision matters;
- ii. Health and well-being.

Places for Everyone (2022-2039) - Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policy is relevant and would be appropriately responded to:

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is not considered that the development would result in the formation of proportionate additions to the existing house. The development would not maintain an appropriate relationship the surrounding context and herma would thereby be residential amenity contrary to policy JP-P6.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. As discussed in this report, the development would be harmful to residential amenity, and the social benefit would not be fulfilled. The development would undermine the quality of local built form and potentially undermine the attractiveness of the area as a location supporting sustained residential occupation. Policy JP-S1 would not be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. Drainage issues could be potentially addressed should a suitable development proposal be brought forward.

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 aspects of the Core Strategy are relevant to the assessment of the development:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents
 - c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - d. Protect and enhance the built and natural environment.

It is considered that the development would not relate appropriately to the existing house and its context and would be harmful to residential amenity and character of the area. Policy SP1 would not be accorded with.

Policy EN1 Design Principles and Strategic Character Areas - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment. The development would not deliver a coherent design response. The design would not deliver a development that would be appropriately and proportionately related to the scale and proportions of the existing house and its context. The development would not be acceptable as it would fail to comply with policy EN1.

Policy EN 14 (Flood Risk) - Seeks to reduce the increased risk of flooding and to secure appropriate drainage. In this case the site is:

- i. Located in flood Zones Type 2 (low to medium risk) -
- ii. Located in flood Zone Plus Climate Change -
- iii. Susceptible to Surf Water Flood (Less) -

Related issues would need to be appropriately addressed if a more suitable proposal is brought forward.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. The application has not demonstrated that appropriate waste and recycling storage arrangements. However, the site has the capacity to meet the requirements of policy EN19.

Policy T1 (Sustainable transport) – 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. It also seeks the

reduce the negative impacts of road traffic and requires consideration of the impact of development on road users, including pedestrians, disabled people and cyclists. In this case, the development would introduce a new car parking space. Its operation would be potentially harmful to pedestrian safety. The development would thereby fail to accord with policy T1.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy;
- iii. Adequacy of internal accommodation and external amenity space;
- iv. Refuse storage and collection;
- v. Vehicular access and car parking.

It is considered that the development would not be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. The character of the original house would also be harmed by the development. Suitable waste and recycling storage could be potentially achieved. The proposed new car parking arrangements would be unacceptable. The development would not accord with policy DM1.

Unitary Development Plan - The following saved policies are relevant:

Policy DC1 - Residential Extensions

Policy DC1.1 - States that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses to meet changing household needs;
- d. The overall appearance of the proposal in the street-scene;
- e. The effect of the loss of any on-site car parking.

Policy DC1.2 - States that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky;
- b. They do not create an undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding streetscene by virtue of design, use of materials or constructional details;
- d. They would not result in the loss of off-street car parking resulting, in additional pressures in neighbouring streets.

It is considered that the scale and proportions of the development alterations would not be acceptable due to its design, disproportionate scale and massing, siting and harm to residential amenity. The development would thereby fail to relate appropriately to policy DC1.

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 engaged with the applicant. The principle of the application proposals is contrary to the adopted development plan and are not considered to improve the economic, social or environmental conditions of the area. It is not considered, in this instance, that amendments

could be made that would make them acceptable. The applicant's agent was informed of these concerns prior to the determination of the application.

Principle of the development – The existing building is characterised by the juxtaposition of component parts, variation in height and the materials used in its composition. The proposed development would, by contrast, introduce an austere and uniform arrangement of built form. The development would also involve the use of incongruous use of materials and excessive glazing. Consequently, the development would be unduly harmful to the character and architectural quality of the existing building and its contextual relationship to neighbouring houses and the streetscene (presented to Errwood Road).

Scale and massing - The existing property is characterised by the articulation and spaces formed within the arrangement of its component parts. These characteristics relate to the composition of the external elevations and the roofscape. The proposed extensions would result in the in-filling of these spaces.

The disproportionate scale of the development would be further emphasised by:

- i. The loss of the hipped pitch to the roof and the formation of a gable elevation;
- ii. The formation of an oversailing 'canopy' to the front bay and the introduction of supporting Doric style columns;
- iii. The removal of chimney stacks (that currently provide articulation to the roofscape).

The ground floor rear extension would be poorly related to the scale of the original house due to:

- i. The extent of its rearward projection and flat roof;
- ii. The excessive use of glazing in its elevational composition.

The formation of the first floor rear elevation would result in the loss of articulation and positioning of glazed doors would emphasise the expansive arrangement of brickwork.

The proposed rear roof extension would introduce a continuous flat roof extension that would further emphasise the bulk and massing of the roof.

The arrangement of new built form, the imbalance between glazing and masonry and absence of appropriate articulation with the composition of the enlarged building would lead to the unacceptable formation of a disproportionately large and bulky development.

Siting – The development would substantially increase the amount of built form over three levels with in-fill extensions bringing built form into closer proximity to the northern boundary (and No 60 Errwood Road). The loss of space and articulation would adversely affect the relationship between the two properties. The existing property has rear extensions with projection of 4.18 metres (conservatory) and 5.25 metres (single storey rear extension). These extensions are separated by a centrally positioned space and a distance of 3.22 metres is maintained to the northern boundary (compared to 1.2 metres in respect of the proposed single storey rear extension). Whilst the rear extension would have a rearward projection of 5.2 metres, its closer proximity to the northern boundary would be significant, particularly as its roof would be used as a terrace with a consequential potential for overlooking. The siting of the component parts of the development would be harmful to residential amenity and thereby contrary to Council policy.

Design - The existing house is characterised by brown brickwork. The arrangement of the brickwork is relieved through the inclusion of brick detailing, including soldier coursing surrounding window openings and the underside of the eaves. The extensive use of white render and the introduction of substantial extensions would result in the loss of important

architectural detailing. The proposed white render would be incongruously related to the existing house and neighbouring properties with frontages to Errwood Road. Further significant architectural detailing would be lost through the formation of new windows and removal of chimney stacks. The proposed elevational arrangements would result in harm to the visual amenities and character of the area.

The front (principal) elevation is currently characterised by a centrally positioned hipped pitched roof with subservient elements to each side. The proposals would introduce excessive glazing to the central bay with a resulting incongruous imbalance between glazing and solidity in the principal elevation. The introduction of a pair of hipped pitched roof bays would add further incongruous elements to the elevation composition. The proposed rear extension would be excessively large, and its design has not been informed by the characteristics of the host building.

The proposed design would therefore be unacceptable.

Residential amenity – As discussed, the proposed design would be harmful to the character and visual amenities of the area. The proposed arrangement of windows to the side (northern) elevation would present concerns regarding harm to residential amenity. At first floor level, this harm is related potential overlooking. The proposed elongated horizontal round floor windows would be poorly related to the overall composition of the enlarged building. The development would introduce a rear roof terrace, which would present concerns regarding undue overlooking of neighbouring properties to the detriment of residential amenity.

Highways and car parking issues – Existing property has an existing gated driveway and detached garage accessed via Ranford Road. The application forms indicate that the site is not supported with off-street car parking. However, the proposal includes the introduction of a new car parking space accessed and egressed from Errwood Road. It appears that this space would serve the ground floor office (Class E). The space would be accessed and egressed via a dropped kerb that currently serves the driveway to No 54. This would necessitate a very awkward manoeuvre across the pedestrian footpath and around a mature street tree. It is not considered that there would be sufficient space to undertake the required manoeuvring. The use of the proposed car park spaces would potentially undermine the safety of pedestrians using the foot path. It would also present risk of collision with the street tree. The proposed car park space is not supported due to its potential harm to pedestrian and highway safety.



Fig.6 – Proposed vehicular access

Cycle storage – The development would not facilitate cycle storage. However, there is scope for its provision within the retained rear garden.

Ground floor office use Class E – The applicant has indicated that the ground floor office has been used under Class E (e) relating to medical or health service not attached to the residence of

the provider. The proposed use, within reconfigured office space, would be use under Class E (c iii) operating between the hours of 09.00 to 21.00 (Monday to Saturday) and potential involving visiting members of the public. Although the applicant has provided evidence that the Class E use has been previously undertaken, it has not been established through a certificate of existing lawful use application (CLEUD). In the absence of such a certificate, the operation of a Class E use, involving visiting members of the public, would be potentially harmful, in terms of potential activity, noise and disturbance. Class E office use would therefore be inappropriate in a residential context.

Land conditions – No historic land conditions have been identified with a potential to affect the implementation of the development.

Waste and recycling management – The site would maintain capacity to store waste and recycling bins in the rear garden. Details of bin storage in relation to the office use have not been provided.

Flood risk and drainage – The location of the site is affected by:

- i. Flood Zones Type 2 (low to medium risk)
- ii. Flood Zone Plus Climate Change
- iii. Susceptibility to Surf Water Flood (Less).

Related issues would need to be appropriately addressed if a more suitable proposal is brought forward.

Conclusion – The development would be unacceptable for the reasons outlined above.

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: Refuse

Article 35 Declaration

The principle of the application proposals is contrary to the adopted development plan and are not considered to improve the economic, social or environmental conditions of the area. It is not considered, in this instance, that amendments could be made that would make them acceptable. The applicant's agent was informed of these concerns prior to the determination of the application.

Reasons for recommendation to refuse

- 1) The development would result in the formation of disproportionately large and excessively bulky extensions to 56 – 58 Errwood Road. The development would thereby fail to maintain the defining characteristic of the existing property, including the articulation and spaces above and between the component parts of its built form and composition of the roof. The development would thereby undermine the architectural quality of 56-58 Errwood Road and its relationship to neighbouring houses and the streetscene. The development would thereby be unacceptable and contrary to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1.1 and DC1.2 of the Unitary Development Policy, policies JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.
- 2) The design of the proposed development has not been satisfactorily informed by and related to the appearance and architectural form of the existing property at 56 – 58 Errwood Road. This includes the uncharacteristic use of white render, the incorporation of extensive glazing to the central bay (east elevation) and side (southern) elevation of the rear extension, the formation of a visually obtrusive canopy and supporting columns to the central bay and the incongruous composition of the roofscape. The development would thereby be inappropriately related to the character and appearance of 56-58 Errwood Road and contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1.1 and DC1.2 of the Unitary Development Policy, policies JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.
- 3) The use of the roof terrace, as detailed on drawings referenced PP217-3/25 Proposed layout and PP217-3/25 Proposed elevations, would potentially result in the undue overlooking of neighbouring rear garden areas, particularly 60 Errwood Road. The resulting loss of privacy and overbearing impact would be unduly harmful to residential amenity and contrary to policies SP1, and DM1 of the Core Strategy for the City of Manchester, saved policies DC1.1 and DC1.2 of the Unitary Development Policy, policies JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.
- 4) The submitted drawing referenced: PP217-1/25 has failed to demonstrate that there would be sufficient space to allow a car to manoeuvre and appropriately access and egress the proposed car parking space via Errwood Road without causing potential harm to the safety of pedestrians and pushchair and wheelchair users. The development would thereby be unacceptable and contrary to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

5) The proposed ground Class E office (as detailed in drawing PP217-3/25 Proposed layout) has the potential to generate additional activity, noise and disturbance by staff and visiting members of the public. There is also potential for additional traffic movement and demand for on-street car parking resulting from the operation of the Class E office. The proposed office use would thereby be harmful to the amenities and character of the surrounding residential area and be contrary to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

1 Ranford Road, Manchester, M19 2QN
58 Errwood Road, Manchester, M19 2QH
52 Errwood Road, Manchester, M19 2QH
60 Errwood Road, Manchester, M19 2QH
2 Ranford Road, Manchester, M19 2GL
3 Ranford Road, Manchester, M19 2QN
54 Errwood Road, Manchester, M19 2QH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA