



MANCHESTER
CITY COUNCIL

Planning

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Date: 28 March 2024

Dear Sir or Madam,

Class A, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No.: 139439/PDE/2024

Description: Prior notification of proposed larger home extension projecting 3.9m to the rear, with a maximum height of 3.7m and a height at eaves of 2.7m.

Location: 15 Chapel Road, Manchester, M22 4JN

Manchester City Council confirms that no objections have been received and the development can go ahead subject to the development being carried out in accordance with the submitted details and being in line with the standard conditions set out in Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

The applicant is advised that application site falls within land that is currently safeguarded for construction and/or operation of HS2 Phase 2b (Crewe to Manchester). Although the Government have announced the cancellation of this section of high-speed rail line, Safeguarding Directions are still in place. However, in line with the commitments made in the accompanying Network North Command Paper, safeguarding is to be amended for HS2 Phase 2b by summer 2024 to allow for any safeguarding needed for Network North schemes.

As such, the applicant is advised to closely follow ongoing progress of the Network North programme for any updates; <https://www.gov.uk/transport/hs2>

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

