MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144406/FH/2025
Date registered valid:	3 February 2026
Proposal:	Erection of single-storey front porch, part single part two-storey side extension and single-storey rear extension; and associated elevational alterations.
Address:	2 Forber Crescent, Manchester, M18 7PU
Ward(s):	Longsight Ward
Applicant:	Mr Mohammed Walled Sajid
Agent (if any):	Mr Syed Helal Uddin, SHUAS
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**26 March 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 February 2026

Standard consultations:
Printed: 9 February 2026 Expired: 2 March 2026

Neighbour notifications
Printed: 3 March 2026 Expired: 17 March 2026

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

The application site relates to 2 Forber Crescent within the south Manchester ward of Longsight. The application site relates to a semi-detached, two storey, red brick dwellinghouse characterised by a staggered primary elevation, white upvc fenestration and a hipped roof. The site is afforded ample private amenity space to the front, side and rear of the applicant site. At the time of the site visit, the site had been substantially cleared and consisted of hardstanding and paving. The property benefits from an existing single storey rear extension. When visiting the site a partially built outbuilding and a shipping container sat within the private amenity space. The applicant's advised such structures were temporary and would be removed from the site.

Description of area
The applicant site sits within a residential area. The property is the first property on Forber Crescent when approaching from the west. The applicant site backs onto the rear gardens of properties along Wembley Road.

Description of development
The submitted application seeks planning permission for the erection of single-storey front porch, part single part two-storey side extension and single-storey rear extension; and associated elevational alterations.

The front porch would infill the recessed element of part of the primary elevation and would come no further forwards than the most forward element of the primary elevation of the host property. The porch would have an area of 4 square metres.

The part single storey side extension would link into the proposed front porch and would have a width of 4 metres. The ground floor side extension would wrap into the proposed single storey rear extension. Such rear extension would be single level and would have a projection of 3 metres. The rear extension would be set off the shared boundary with no.4 Forber Crescent by 1.5 metres.

The part two storey side extension would be set back from the recessed element of the primary elevation by 700mm, a width of 4 metres. The part two storey side extension would extend no further than the rear elevation of the main dwelling.

The proposal would involve the insertion of 2no. windows and 1no. door within the primary elevation, 1no. window within the side elevation and 1no. window and 1no. door within the rear elevation.

Associated elevational alterations to the host property would take the form of:
-re-location of window at first floor level within primary elevation.
-changes to windows at first floor level within the rear elevation.

Materials to be used have been listed as:
-grey roof tiles to match existing,
-brickwork to match existing,
-Upvc double glazed windows.

Negotiations during the Course of the Application

The proposal was amended to omit a window within the rear elevation of the two storey side extension, due to concern with overlooking to the detriment of the neighbours.

The description of development was amended to include elevational alterations to the host property.

Further information was requested in relation to boundary treatment, off street parking, waste provision and bin storage.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

2no. objections were received from local representatives.

The following concerns were raised:
-The proposed two storey side extension would create overlooking, overshadowing and adverse privacy implications.

-The property has been recently sold and already there are numerous elements of work that have begun, potentially without planning permission (including a shipping container).
-Concern the property would be used as an HMO.
-Noise and disturbance from existing works late at night.

The following comments of support were received:
-1no. response confirmed they were comfortable with the proposed front porch and rear extension.

1no. neutral response was received requested a swift brick nesting condition be attached to any approval granted.

Local Councillors

Whilst no formal responses were received from local Councillors, one Local Councillor (Councillor Suzanne Richards) passed on comments from a resident.

MCC Flood Risk Management Team

The following comments were received:
The response is on the basis that the proposed application is for a minor residential extension, with a slight increase in impermeable area and no drainage or below ground works are proposed. It is not clear how the surface water runoff is managed at present. The proposed development is located within Flood Zone 1, hence no condition required. The Team requested two informatives be attached to any approval granted.

Issues
POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, ''For plan-making'' and ''For decision-taking'', (paragraph 11).
Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:
-Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
-Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
-Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012, updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:
Policy DM1 (Development Management);
Policy SP1 (Spatial Principles) (partially superseded by PfE);
Policy EN1 (Design Principles and Strategic Character Areas);
Policy EN9 (Green Infrastructure).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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

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 (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create 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 scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 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 policies are relevant:
JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted application seeks planning permission for the erection of single-storey front porch, part single part two-storey side extension and single-storey rear extension; and associated elevational alterations.

The scheme has been subject to amendments which were considered necessary to overcome concerns raised in respect of the potential for overlooking from a window within the southern elevation of the development. Given such revisions and given the proposal would provide the homeowners with additional living accommodation to support the changing needs of families without moving, such development can be considered acceptable in principle. The site is afforded a generous amount of external amenity space and it is considered the proposed built form can be successfully accommodated within the site, without giving rise to harm to the surrounding neighbouring properties.

The proposal is considered to support the general thrust of provisions within policy DC1 of the UDP and Core Strategy policies SP1 and DM1. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential Amenity

No.4 Forber Crescent:
No.4 Forber Crescent is the adjoining neighbour. The neighbouring property benefits from a conservatory and as existing, the applicant benefits from a rear extension with a projection of approximately 1.6 metres. As proposed, a 3 metre extension to the rear would be sited closer to the common boundary than the existing circumstances, with a gap of approximately 1.5 metres. The proposed site plan shows that the extension would extend slightly beyond the neighbour's conservatory, however such additional projection would be minimal. Given this and this element of the extension would be single storey, any impact to no.4 in respect of overlooking, loss of light or overbearing would be extremely minimal.

As the two storey element of the works relates to the side extension, this neighbour would not be impacted by any new development at first floor level.

Changes would take place to the window arrangements at first floor level within the host property. The number of windows at first floor level would increase from 2no. to 3no. However, this increase is not considered to give rise to any adverse overlooking implications to no.4 given the distance of such windows from the common boundary.

A window would relate to a bathroom window and this would be conditioned to be obscure glazed within any approval granted, to protect the privacy of the applicants.

Properties no. 21, 23 and 25 Wembley Road:
There are no immediate neighbours to the north of the site as the property is the first property on Forber Crescent when approaching from the west.

The 3no. closest properties along Wembley Road would feel the additional built form. The proposed ground floor rear extension would be sited, at the closest point, 1.4 metres from the

boundary with such neighbours. Whilst the LPA acknowledge the proximity of the proposal to the boundary, given the proposal would be limited at this point to single storey level and the site is secured by high timber fencing, any adverse privacy implications would be minimal.

The most impact would be felt by the proposed two storey development to the side. The proposed built form does not extend any further forwards than the existing rear building line of the host property which is necessary to not create an overbearing feature to the properties along Wembley Road. Given the hipped roof, which is lowered than that of the applicant site, the form of the extension is not considered overbearing.

Further, a window was removed from the rear elevation of the two storey side extension facing in the direction of such properties. Whilst this results in a blank elevation, it ensures no overlooking to the detriment of the neighbours. The elevational alterations to the host property would take the form of an increase from 2no. to 3no. windows. However, such elevational alterations could be achieved through permitted development and so could be achieved without this application. Further, 1no. window would be conditioned as being obscure glazed to not give rise to adverse overlooking implications.

A further window would be inserted in the side elevation of the proposal relating to an obscure glazed bathroom window at ground floor level. Given the use of the obscure glazed window and given there would not be any immediate neighbours at this point, it would not give rise to any adverse privacy implications.

In short, the proposal is considered pursuant to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Visual Amenity

The proposed works to the front and side of the property would be visible from the streetscene of Forber Crescent and Darras Road. The side extension would have a width of 4 metres and the part two storey side extension would be set back from the recessed element of the primary elevation by 700mm. Although it is acknowledged a 4 metre side extension at two levels is large in scale, given the extensive space to the side of the property that is available to the applicant site, it is not considered the proposal would be seen as a visually intrusive feature. Further, at the closest point the extension would be sited approximately 6.5 metres from the side elevation of the boundary and so the proposal would comply with stipulations within Policy DC1.4 of the UDP.

The front porch would create a small addition to the front of the property and would come no further beyond the primary elevation than the existing property. This element is not considered to give rise to any visual harm.

As such the proposal is pursuant to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Consideration of Neighbour Comments

Consideration has been given to the neighbour comments received during the course of the application. The following concerns were received:
-The proposed two storey side extension would create overlooking, overshadowing and adverse privacy implications. *Such impacts have been considered within the previous sections of the report. It is considered that any residential amenity implications would not be severe.*
-The property has been recently sold and already there are numerous elements of work that have begun, potentially without planning permission (including a shipping container). *The applicant advised the partially built outbuilding and shipping container would be removed as a result of the works. An informative would be attached to any approval granted advising the applicant to remove any unauthorised pieces of works from the site or try to seek to regularise such elements of use. Colleagues in Enforcement have been asked to monitor the removal of the shipping container and any other unauthorised works from the site.*
-Concern the property would be used as an HMO. *The current application has been submitted on the basis of a C3A family dwellinghouse. If the applicant wished to change the property into an HMO use (use class C4) this would require separate planning permission. A condition would be attached to any approval granted for the current scheme restricting the use of the property to only a Use Class C3a dwellinghouse.*
-Noise and disturbance from existing works late at night. *Such matters should be brought to the attention of the MCC Out of Hours Team.*

Design, Appearance and Scale

Materials:
The materials to be used throughout the proposal have been listed and would match the properties within the streetscene. A materials condition to this effect would be attached to any approval granted.

Erection of single-storey front porch:
The front porch would have an area of 4 square metres and so due to the area could not constitute permitted development. Given the porch would infill a recessed area at the front of the site, the proposed scale and location of such extension is considered appropriate.

Part single part two-storey side extension:
As stated previously, the side extension at the closest point would be sited approximately 6.5 metres from the side elevation of the boundary and so the proposal would comply with stipulations within Policy DC1.4 of the UDP. Although the side extension has a width of 4 metres which is generous, given the spacious external amenity space afforded to the property and given the form of the extension complies with Policy DC1.4 of the UDP, it does not give rise to any concern in respect of design.

Single-storey rear extension:
Such element would have a projection of 3 metres and so in isolation could be achieved through permitted development. However, the extension would wrap into the proposed side extension and so this would not be feasible. Given the limited projection, it is considered to be appropriate in respect of design.

Associated elevational alterations:
Such works could be achieved through the route of permitted development. The location and size of such proposed windows does not give rise to any concern.

In short, the proposed design and scale of the proposal is considered pursuant in regard to the resultant appearance and so would be considered contrary to Policy DC1 of the UDP and Core Strategy policies SP1 and EN1.

Landscaping

Having compared historic Google Imagery with the state of the property as per the Officer's site visit, it is clear the site has been substantially cleared resulting in the loss of soft landscaping at the site. Such loss is regrettable. Details were requested in relation to the driveway provision, boundary treatment and soft landscaping proposals. Limited detail in the form of a proposed block plan was provided. As such, to secure an improvement on the site in respect of soft landscaping, and to understand the resultant appearance of the site, a condition requesting details would be attached to any approval granted.

Off Street Parking

The plans show that the dropped kerb would be retained, and space for off street parking would still be achieved. Given the large amount of space to the front of the site to be retained, no concern is raised. A landscaping plan would be requested within the decision notice of any approval granted and further information in respect of a driveway would be provided in due course.

Bin Storage

Adequate space would remain for bins to be stored within the private amenity space connected to the property. Space for such bins are identified within the proposed block plan. Given the large amount of space available, a bin store is not considered necessary in this instance.

Flood Risk

The site lies within Flood Zone 1 and is also identified as being susceptible to surface water flooding. Given the proposed development is a residential extension, a full Flood Risk Assessment was not required as it would be disproportionately onerous given the limited scale and nature of the works, and the LLFA was satisfied that suitable Property Flood Resilience (PFR) measures can be incorporated to mitigate residual risk. An informative has been attached to the decision advising the applicant to incorporate PFR measures. A further two informatives has been attached to any approval granted in relation to surface water flooding and the existing surface water drainage system.

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 polices 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
The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, guided the applicant through issues arising with the application and appropriate conditions have been attached to the approval granted.

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:
Documents:
-Application Form, received by the City Council as Local Planning Authority on 3 February 2026.
-Correspondence- Description of Development Amendment, received by the City Council as Local Planning Authority on 22 February 2026

Drawings:
-Drawing- Proposed- Floor Plans, Elevations, Cross Section and Additional Details, numbered 2179 REV A (page 2/2), received by the City Council as Local Planning Authority on 22 February 2026.
-Drawing- Proposed- Block/ Site Plan and Location Plan (page 1/2), received by the City Council as Local Planning Authority on 22 February 2026.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) a) Notwithstanding the details submitted with the application, no above ground works shall take place until details of a hard and soft landscaping scheme have been submitted to and

approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained, boundary treatment details, bin storage areas, and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Core Strategy and the National Planning Policy Framework.

4)The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

5) The window in the ground floor of the western elevation of the development relating to a bathroom, and the window in the first floor of the southern elevation of the host property relating to a bathroom hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be inserted in the ground or first floor of any elevations of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument

revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) Property Flood Resilience (PFR) measures
   The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

2) Surface Water Flooding
   The Flood Map for Planning indicates that the location of the proposed development is likely to be affected by surface water flooding during a 1 in 100-year rainfall event.

3) Existing Surface Water Drainage System
   If the applicant proposes to utilise the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

4) Other works
   Any unauthorised development on the site should be removed, or planning permission sought to ratify such development.

5) Swift Bricks
   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.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

4 Forber Crescent, Manchester, M18 7PU
37 Darras Road, Manchester, M18 7PS
1A Forber Crescent, Manchester, M18 7PU
39 Darras Road, Manchester, M18 7PS
29 Wembley Road, Manchester, M18 7PP
27 Wembley Road, Manchester, M18 7PP
25 Wembley Road, Manchester, M18 7PP
21 Wembley Road, Manchester, M18 7PP
41 Darras Road, Manchester, M18 7PS
35 Darras Road, Manchester, M18 7PS
33 Darras Road, Manchester, M18 7PS
23 Wembley Road, Manchester, M18 7PP

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA