MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144846/OO/2025
Date registered valid:	16 January 2026
Proposal:	Outline Application (access, layout and scale) for the erection of 2no. two-storey detached buildings following demolition of existing bungalow, removal of modular classrooms, and two-storey rear extension to main building for education use (Class F1(a)), along with parking, bin storage and cycle storage.
Address:	4 Middleton Road, Manchester, M8 5DS
Ward(s):	Crumpsall Ward
Applicant:	Mr Akiva Pines, Shalsheles College
Agent (if any):	Mr Zalman Hanovitch, EA Town Planning Ltd
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	1 April 2026

Application details

Type of application: Outline Consent

Development type: Minor Other

Date of site visit: 18 February 2026

Standard consultations:
Printed: 28 January 2026 Expired: 18 February 2026

Neighbour notifications
Printed: 28 January 2026 Expired: 18 February 2026

Site notice
Posted: 13 February 2026 Expired: 6 March 2026

Press advert
Published: 3 February 2026 Expired: 24 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to ‘Roselands’, an attractive and prominent Victorian building of part three and part four storeys, constructed predominantly in red brick. Formerly used as a medical centre, it is now occupied by Shasheles Further Education College, which provides higher-education and vocational courses for approximately 50–60 students aged 16–18. The college offers an integrated curriculum of advanced Jewish and secular studies.

The site comprises three buildings. The main building, dating from the 1890s, is a three-storey Victorian villa fronting Middleton Road. To the rear of the site sits a smaller single-storey bungalow-style annexe, constructed in the 1980s. A third building, a single-storey portacabin which benefit from temporary planning permission positioned opposite the annexe, fronting Bennett Road but screened by substantial tree cover. The main villa accommodates classrooms and offices, the annexe functions as the school kitchen and dining/mess room, and the portacabin provides additional teaching space.

The main building is positioned on the southwestern side of the site, facing Middleton Road and is enveloped by a lawned area to the north and west. The single-storey annexe occupies the southeastern corner, facing Bennett Road and is largely concealed by a dense, tree-lined boundary. The site contains numerous mature trees, several of which are protected by Tree Preservation Orders, along with extensive planting and greenery along the northern and western boundaries. Combined, these features almost entirely screen the site from street-level views along both Bennett Road and Middleton Road.

The site lies within the Crumpsall Lane Conservation Area and is bordered by residential properties to the north, west, and east on Middleton Road and Bennett Road. A large telecommunications exchange is located immediately to the south.

Vehicular access is provided from Bennett Road on the eastern side of the site, leading to a small car parking and servicing area, whilst pedestrian access is taken from Middleton Road. Immediately adjacent to the vehicular access is security cabin controlling entry into the site.

The boundaries consist of a mixture of brick walls, metal fencing, timber fencing, and concrete panels, supplemented by several high-amenity trees protected by Tree Preservation Orders.



View of the main villa looking southwards



View of the rear of the main villa looking westwards



View of the rear annexe



View of temporary Portacabin fronting Bennett Rd and car park

Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order: No

Description of area

The immediate area is principally residential in character, mainly comprising large, semi-detached and detached buildings ranging from 2-4 storeys in scale of various architectural styles and tenures.

The site is also situated within the Crumpsall Lane Conservation Area, largely characterised by period properties situated along tree lined roads.

Background

Shalsheles Further Education College has occupied the site since planning permission was granted on 27 September 2021 (Ref: 131022/FO/2021) for the change of use from a Doctor's Surgery (Class E(e)) to a non-residential educational facility (Class F1(a)).

Whilst it was initially expected that the premises at 4 Middleton Road would meet the college's operational needs, it has since become clear that additional floorspace is required to accommodate the full range of classes offered. To address this, several portacabins were installed on the site to provide temporary additional teaching space. Their installation was subsequently regularised through a temporary planning permission granted in August 2023 for a period of three years (Ref: 137810/FO/2023).

The college now seeks full planning permission for a permanent, purpose-built structures and an extension to the existing building to meet its long-term space requirements.

The principle of additional development on this site has previously been accepted through planning permission Ref: 116157/FO/2017, which approved identical development for the demolition of the rear bungalow and the construction of two detached two-storey dwellings, although this proposal was never implemented.

Description of development

Planning permission is sought for 2no detached two-storey buildings and a side extension to the main building and would involve removal of the temporary portacabin structure. The proposed development is identical to that approved under planning permission referenced 116157/FO/2017, albeit the proposal now relates to an educational use rather than a residential care facility as originally proposed.

The proposal entails the following principal elements:

-A two-storey detached building to the north of the existing primary two storey building (fronting Middleton Road);

-A two-storey detached building to the rear of the primary main building, following demolition of the existing bungalow annexe;

-A two-storey side extension to the main villa.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highways Services – Overall, the development does not give rise to highway safety concerns or result in a severe impact on the local road network.

The site already exists; the addition of this development is unlikely to generate an unacceptable increase in vehicle trips, therefore no traffic impact on the adopted highway is envisaged.

The site is well accessed by sustainable modes with a minimum of six bus services located within a walkable radius of the site. Several opportunities for walking and cycling exist, with a comprehensive footway and cycle network noted.

Appropriate bin storage has been indicated within the site's curtilage.

A Construction Management Plan should be provided by the applicant prior to any construction works beginning.

Conditions are requested in relation to cycle storage and construction management.

Arboriculture – No objection.

Environmental Health – Conditions are advised with respect to demolition/construction management, opening hours, servicing hours, acoustic insulation, external equipment, waste management, ground conditions and air intake.

Flood Risk Management - The proposed development is approximately 1, 700 m², however no detail has been provided regarding any change in impermeable surface area as a result of the proposal. Clarification was requested as to whether the proposed works would increase the impermeable area, either temporarily or permanently and how surface water will be managed during the construction period and following completion of the proposed works.

United Utilities

All options for the sustainable management of surface water must be thoroughly investigated Before they will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, they require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

A condition relates to the need for the submission and agreement of a surface water drainage scheme is requested.

Greater Manchester Ecology Unit (GMEU)

A Preliminary Ecological Appraisal has been undertaken on site, which found two of the buildings to be impacted to have low bat roosting potential. As such, at least one further nocturnal bat survey was recommended, to be undertaken between May and August (inclusive). Given the assessment was undertaken in December 2025, these additional surveys will yet to have been undertaken

If the development is likely to disturb potential bat roost, then a bat survey should be carried out.

The applicant has clarified that they intend to deliver the gain on-site and given the small number of units present at the baseline, the LPA can be reasonably confident that this could be achieved. If additional units are required, these should be available from an off-site habitat bank. As such, the LPA can be satisfied that a 10% gain could be achieved, and this is sufficient at this stage. The Statutory Biodiversity Gain Condition will be deemed to apply should this planning application receive permission. In order to discharge the condition and commence the development, sufficient information will be required to demonstrate that a 10% net gain will be achieved, including a Biodiversity Gain Plan, and final version of the BNG metric showing a 10% net gain based on final plans. In addition, based on the below, the on-site gains will likely be significant and will therefore need to be secured with a Habitat Management and Monitoring Plan (HMMP).

Consultation & Publicity

The proposal, by virtue of its location within a conservation area has been advertised in the local press (Manchester Evening News) and a site notice has been displayed at the application site.

Planning History

138364/FO/2023

Installation of 3-metre-high security fencing to the site perimeter, including security gates at the vehicle entry point from Bennett Road and pedestrian entry point from Middleton Road. *Approved 10 November 2023.*

137810/FO/2023

Retrospective application for the retention of the existing portable building and associated air-conditioner units and security cabin. Temporary Permission of 3 years. *Approved 12 October 2023.*

131022/FO/2021

Change of use of former doctors' surgery Class E(e) to educational college Class F1(a) (Local Community and Learning). *Approved 27 September 2021.*

116157/FO/2017

Change of use of 'Roselands' from Class D1 (non-residential institution) to Class C2 (residential care facility) with associated two storey rear extensions, and erection of two x 2 storey detached properties (residential care and ancillary offices use) following the demolition of the existing bungalow to the rear of the site. *Approved 16 November 2017*.

066688/OO/NORTH1/02

Demolition of existing consulting rooms to be replaced by 16 apartments - three and four storey - and associated parking and landscaping. *Refused 16 January 2003.*

034520

Outline application for the erection of a nursing home in grounds of existing medical centre. *Approved 30 November 1989.*

020621

Erection of a single-storey building at rear of medical consulting suite to form an x-ray unit. *Approved 4 January 1984.*

019639

Change of use of dwellinghouse to doctors consulting rooms and construction of a car park within the grounds with a capacity for 20 cars. *Approved 27 July 1983*.

Policy

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

-Saved policies DC18.1 and DC26 of the Unitary Development Plan for the City of Manchester.
-Policies DM1, T2, EN3, EC1, EN14, EN16, EN19 and SP1 of the Manchester Core Strategy;
-Places for Everyone Joint Development Plan – policy JP-S1 (sustainable development), JP-P1 (sustainable places), JP-G8 (A net enhancement of biodiversity and geodiversity), JP-P2 (Heritage).
-The Guide to Development in Manchester (SPD)'
-Manchester's Green and Blue Infrastructure Strategy (2022)
-National Planning Policy Framework (NPPF).
-National Planning Policy Guidance (March 2014).

Issues

Principle

The proposed development is consistent with the scale and nature of the previously approved scheme (Ref: 116157/FO/2017) which was granted within the current development plan period. That earlier approval established the principle of extending the existing buildings, introducing additional two-storey blocks, and replacing the rear bungalow with a second two-storey structure. The principal difference with the current proposal is the end use involving a change from a residential care facility to an educational institution which would not align with the current use of the site.

In this regard, National planning guidance supports the growth, enhancement, and modernisation of community focused facilities, including schools and colleges.

Paragraph 100 of the NPPF emphasises the importance of ensuring a sufficient supply of early years, school, and post-16 places to serve both existing and growing communities. It requires Local Planning Authorities to take a proactive and collaborative approach to facilitating educational expansion. Specifically, it directs authorities to:

a) give great weight to the need to create, expand, or alter early years, school, and post-16 facilities in both plan-making and decision-taking; and

b) work constructively with education providers, delivery partners, and statutory bodies to identify and address key planning matters at an early stage.

The proposal accords with these national policy objectives, enabling the College to respond effectively to present and future educational demand through a well-planned, high-quality, and permanent development solution.

Given the site's recent operation without adverse impacts, it is considered that an intensification of educational use is acceptable. With appropriate mitigation in place, the proposal is unlikely to result in harm to residential amenity and is expected to have an acceptable impact on the local highway network.

The proposed built form has previously been assessed as compatible with the character and appearance of the surrounding Conservation Area and respectful of the architectural qualities of the main Roselands villa. Detailed design matters relating to appearance will be addressed through future reserved matters submissions.

Overall, the proposal is judged to be in accordance with the relevant national planning policies and associated guidance.

Site Layout

The proposal includes the introduction of two new two-storey buildings: one positioned to address Middleton Road, creating an enhanced and active street frontage, and the other located to the rear of the site in place of the existing annexe. In addition, a two-storey infill extension is proposed to the rear of the main villa (Roselands).

Car parking is accommodated within the site's curtilage, positioned behind the proposed new two-storey frontage building with an altered configuration.

Existing boundary treatments would largely be retained, except for the southern boundary adjoining the telephone exchange, where a new 1.8-metre close-boarded fence is proposed to provide additional privacy for future users of the site.

The main Roselands villa is to be extended through the addition of two modest two-storey infill elements at the rear eastern corners. These infill extensions effectively 'square off' the footprint of the building, enabling a more rationalised internal layout and significantly increasing the available gross internal area. Positioned entirely at the rear, the extensions would be screened from public viewpoints and would not alter the building's appearance within the street scene.

Internally, the ground floor of the existing building is to be reconfigured to provide a new large classroom and a reception area in place of the former office. At first floor level, the proposed extensions allow for the creation of an enlarged classroom on the western side of the building, alongside additional bathrooms and a dedicated library. The existing large classroom would also be subdivided to form two smaller teaching spaces, improving flexibility and supporting modern curriculum needs.

The new detached two-storey building in the north-western corner is designed to respond sensitively to its surroundings in terms of scale, massing, and materiality. Its form mirrors established roof shapes and architectural detailing nearby, promoting visual continuity within the Conservation Area. Positioned to align with the established building lines along Middleton Road and Bennett Road, the building's western elevation faces Middleton Road whilst its northern elevation addresses Bennett Road. Mature trees would provide partial screening of the primary façades, softening its visual presence in the street scene.

To respect the prevailing Bennett Road building line, the new structure would be slightly angled towards the main villa. Its frontage remains slightly set back from that of Roselands, ensuring the primacy of the original building is preserved while maintaining a coherent streetscape.

At ground floor, the building is proposed to house a multi-use hall, supported by a kitchen and WC facilities. The first floor accommodates three classrooms, an office, and a staff room, whilst the second floor would provide two additional large classrooms and two further offices.

A second new two-storey building is proposed at the rear, replacing the existing single-storey annexe. At ground level, this replacement block would provide a gym, meeting room, IT suite, and toilets. The first floor would contain a laboratory, a second staff room, and an office. Located in the same footprint as the existing building, the proposal intends to avoid introducing any new privacy or overlooking impacts.

The overall site layout has been developed to respect established building lines along Middleton Road and Bennett Road, whilst ensuring that the Roselands villa retains its role as the site's

focal building. Adequate separation distances are maintained throughout to safeguard neighbouring residential amenity. Both pedestrian access from Middleton Road and vehicular access from Bennett Road are to be retained in their current positions.

Taken together, the layout achieves a well-considered balance between built form, landscaping, and functional car parking. It responds positively to site constraints and neighbouring land uses, makes efficient use of the available land, and preserves the character and appearance of the Conservation Area. The proposed development is therefore considered acceptable.

Scale

The eastern side of Middleton Road is predominantly characterised by substantial two and three-storey residential properties. The scale of the proposed frontage building would be comparable to the retained Roselands villa, ensuring it sits comfortably within this established context. Whilst the new building proposed on the site of the former annexe would be taller and feature a larger footprint, its overall scale and massing remain appropriate and would not appear out of keeping with the surrounding area.

Overall, the development is considered to achieve an appropriate scale and massing in relation to its context. As such, it is acceptable in terms of density and built form and would integrate successfully into the local townscape.

Appearance

Appearance is a matter reserved for approval but indicative details show that the proposed development would likely create built form that would not detract from the appearance of the site and the Crumpsall Lane Conservation Area.

The proposed buildings have a traditional design that have utilised the positive features of the site and surrounding properties. The properties have been designed to incorporate the materials used in the local area i.e. brickwork with brick detailing and to be sympathetic to the existing surrounding buildings in terms of roof profile and fenestration.

A condition is included to ensure that that specifications for external materials to be used on all external elevations of the development can be agreed prior to commencement of works, in order for the impact to be fully assessed in terms of the potential impact on the setting of the Conservation Area.

Access

The vehicular access from Bennett Road and pedestrian access from Middleton Road would be retained and is considered to be in a location and of sufficient dimensions to serve the proposed development.

Landscaping

Landscaping is a matter reserved for future approval. However, the proposal seeks to retain important features wherever possible. New Planting would be introduced to compensate for the loss of any existing vegetation required to accommodate the development Additional soft landscaping would also be provided to reinforce the site’s setting, soften the visual impact of parking areas, and allow for biodiversity net gain.

Trees

None of trees, all of which are protected statutorily protected, are proposed to be removed.

The Council's Arboriculturist raises no concerns with the proposal.

A condition is included to ensure existing trees are protected during works.

Residential Amenity

Having regard to the relationship between the existing buildings and the surrounding residential properties, it is not considered that the proposed development would result in any unacceptable impact on residential amenity through increased noise, comings and goings, or overlooking.

While it is acknowledged that residential properties lie directly to the east of the site and to the north along Bennett Road, the historic and existing levels of activity associated with the current use and the former medical centre indicate that the proposed educational use would not generate a significant or material increase in noise. The pattern of activity is expected to remain broadly comparable, and no intensification is anticipated that would adversely affect nearby occupiers.

Given the separation distances and the orientation of the proposed buildings in relation to existing homes, the development is not expected to give rise to harmful impacts relating to noise, additional comings and goings, loss of daylight or sunlight, or overlooking. Although the overall amount of built development on the site will increase, this does not translate into a corresponding increase in amenity impacts. The proposed buildings will not exceed the height of surrounding properties on Bennett Road and are positioned at sufficient distances to ensure no unacceptable overshadowing or loss of privacy occurs.

The replacement building on the site of the former annexe would introduce new windows closer to the boundary with the BT Hub telephone exchange. At present, this boundary consists of a mix of palisade fencing and unmanaged vegetation. To ensure privacy for future ground-floor occupants, a new 1.8-metre close-boarded fence is proposed along this boundary. A condition is recommended to secure the final details, extent, and design of this boundary treatment. A further condition will require all first-floor windows facing the southern boundary to incorporate obscure glazing to the lower sections, ensuring adequate privacy is maintained.

Highway Impact

The proposal includes a reconfiguration of the existing on-site parking layout, making efficient use of the established access arrangements that already accommodate current student numbers and site capacity.

Highways officers have reviewed the anticipated vehicle trip generation and have confirmed that the level of impact arising from the development is acceptable.
Given the site's accessible location and the existing travel planning measures in place, the proposal is not considered to have any significant, detrimental effect on the operation of the local highway network or on highway safety. A condition is included requiring the submission, approval, and ongoing monitoring of an updated Travel Plan, alongside the provision of appropriate cycle storage. Subject to this, the development's impact on the highway is considered to be acceptable.

Heritage Impact

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be given to preserving or enhancing the character and appearance of Conservation Areas. This duty is supported by Core Strategy Policies EN3 and DC18.1 and by Section 16 of the NPPF, which require careful consideration of the impact of development on heritage assets.

The site lies within the Crumpsall Lane Conservation Area, defined by substantial late Victorian properties, mature landscaping. The proposals would retain and refurbish the Roselands building, a non-designated heritage asset, with no external alterations. Its established relationship with surrounding buildings and the wider streetscape would therefore be preserved. The removal of the modern 1980s bungalow and its replacement with a sensitively designed two-storey building would represent an improvement to the site. Given the historically open and spacious character of the plot, the new buildings can be accommodated without creating a sense of overdevelopment. They would remain detached from the Roselands building, maintaining the latter's prominence and architectural distinction.

Mature boundary vegetation provides substantial screening, meaning the new development will have limited visibility from Middleton Road and Bennett Road and minimal impact on the conservation area's appearance.

In line with the NPPF, the proposals are assessed as causing less than substantial harm to the Conservation Area; however, the design, layout and scale of the new building are considered to reinforce local character and would not significantly harm the setting overall. Any minor harm is outweighed by clear public benefits, including the provision of high-quality educational space that supports the continued functioning and community value of the college.

In conclusion, the proposals would sustain the character and significance of the Crumpsall Lane Conservation Area, with overall effects ranging from neutral to beneficial and supported by strong functional and community benefits.

Waste Management

Whilst existing arrangements are anticipated to continue, further information regarding detailed waste management to cater for the uplift in waste is required. An appropriate condition is included.

Ecology

A Preliminary Ecological Appraisal has been completed for the site, which identified two of the affected buildings as having low bat roosting potential. Consequently, at least one nocturnal bat survey was recommended, to be undertaken between May and August (inclusive). As the appraisal was carried out in December 2025, these further surveys will not yet have been undertaken.

If the proposed development has the potential to disturb a bat roost, an appropriate bat survey must be completed prior to determination to ensure the presence or absence of roosting bats is confirmed and that any required mitigation can be properly secured. A suitable condition is included.

Biodiversity Net Gain

Whilst the application has been made in outline with landscaping reserved for future consideration, the applicant has confirmed that biodiversity net gain would be delivered on-site. Given the low number of baseline units, this is considered achievable.

Flood Risk/Drainage

Details of a surface water drainage scheme is required and for its subsequent maintenance. Conditions have been included in this regard.

Ground Conditions

Development plan policy requires that consideration should be given to potential sources of ground contamination and the effect on new development. Based on the advice of the Environmental Health, a condition has been included which require the submission and approval of a detailed site investigation report and any subsequent remediation strategy prior to the commencement of development.

Climate Change

Given the level of associated vehicular trips are expected to comparable to the existing, authorised use of the building, it not considered that there would be significant changes in air quality or impact to climate change as a consequence of vehicular emission.

To mitigate against any harm, a condition has been included to ensure compliance with the submitted Travel Plan, in order to encourage travel by non-car modes. The condition requires the baseline position to be reviewed after 6 months of first occupation, in order to demonstrate the modal shift achieved away from car travel.

Environmental Standards

City Council policy requires that developers focus on achieving low carbon and energy efficient developments and therefore development should be expected to demonstrate its contribution to these objectives.

A condition is included which requires the submission and agreement of an Environmental Standards Statement and a subsequent Verification Report, to ensure the satisfactory environmental standards and energy efficiency can be achieved.

Demolition/Construction Management

In order to ensure demolition and construction is effectively controlled and to prevent any disruption to existing occupiers in the area, air quality or the operation of the highway, a condition has been included which requires the submission and approval of a Construction Management Plan. This would need to detail working practices, safety measures, dust suppression, the parking of construction vehicles and the removal of waste.

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

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) Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission. The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Approval of the appearance of the buildings, and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the City Council as Local Planning Authority in writing before any development is commenced. Plans and particulars of the reserved matters shall be submitted in writing to the City Council as local planning authority and shall be implemented as approved.

Reason - To ensure the satisfactory development of the site and because this application is in outline only, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

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

Location Plan and drawings referenced A1.4/PL1 (proposed ground and first floor plan), A1.5/PL1 (proposed second first floor plan), and A1.3/PL2 (proposed site plans), received by the City Council as Local Planning Authority on 29 December 2025 and 10 March 2026 respectively.

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) 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 materials.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

5) a) Prior to the commencement of demolition, a Demolition Management Plan outlining working practices during demolition development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

For the avoidance of doubt, the Demolition Management Plan should include:

-Measures to control noise and vibrations;
-Dust suppression measures;
-Compound locations where relevant;
-Location, removal and recycling of waste;
- Details of an emergency contact telephone number;
-Parking of construction vehicles; and
-Sheeting over of demolition vehicles.

The development shall only be carried out in accordance with the approved Demolition Management Plan.

b) Prior to the commencement of development (excluding demolition), a Construction Management Plan outlining working practices during development shall be submitted to and approved in writing to the City Council as Local Planning Authority.

For the avoidance of doubt, the Construction Management Plan should include:

-Measures to control noise and vibrations;
-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 Construction Management Plan.

6) a) Prior to commencement of above ground development, a scheme for a clean air intake shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) Prior to occupation of the development, any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as Local Planning Authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy.

7) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

-Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

-For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.

-Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.

-Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

-Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

-Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.

-A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

-Construction details of flow control and SuDS components.

-Details of how the scheme shall be maintained and managed after completion. Maintenance and management plan, including responsible party and a schedule of tasks/frequencies for the components.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies EN14 and EN17 of the Manchester Core Strategy.

8) a) Prior to the commencement of development, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as Local Planning Authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or
Remediation Strategy) which shall be submitted to and approved in writing by the City Council as Local Planning Authority

b) Prior to the first occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, prior to first use/occupation of the development.

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.

9) 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.

10) The building hereby approved shall not be occupied until there has been submitted to and approved in writing by the City Council as Local Planning Authority, a plan indicating the positions, design, materials and type of any boundary treatment to be erected. The boundary treatment shall be completed prior to first occupation of the development shall be carried out in accordance with the approved details which shall thereafter be retained.

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

11) Prior to first occupation of the development hereby approved and in addition to statutory biodiversity net gain requirements, a scheme for the enhancement of the site for ecological purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Details should include bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason - Pursuant to biodiversity enhancement of the site, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework and policy JP-G8 of the Places for Everyone Joint Development Plan.

12) Prior to any site clearance or earthworks, a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy and policy JP-G8 of the Places for Everyone Joint Development Plan.

13) No demolition of any part of the existing buildings proposed to be demolished shall take place until a nocturnal bat survey has been undertaken and submitted to and approved in writing by the City Council as Local Planning Authority. The survey shall be carried out by a suitably qualified and licensed ecologist and shall include:

A detailed inspection of the building for evidence of bats or bat roosts;

Emergence and re-entry surveys were recommended by the ecologist; and

Appropriate mitigation and compensation measures where bats or potential roost features are identified.

The development shall thereafter be carried out strictly in accordance with the approved survey recommendations and any mitigation and compensation measures shall be fully implemented prior to or during demolition, as specified in the approved details.

Reason - To ensure the adequate protection of bats, pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF).

14) (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the City Council as Local Planning Authority.

(b) The erection of fencing for the protection of retained trees shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials

have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the City Council as Local planning Authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy and policy JP-G7 of the Places for Everyone Joint Development Plan.

15) Prior to the commencement of development, a 30 year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

16) a) Prior to the first occupation of the approved development, external lighting shall be designed and installed in accordance with a scheme submitted to and approved in writing by the City Council as Local Planning Authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and to minimise impacts on protected species that may commute and forage in the area pursuant to Core Strategy policies DM1 and EN15 and policies JP-P1 and JP-G8 of the Places for Everyone joint development plan.

17) Prior to first occupation of the development hereby approved, the City Council as Local Planning Authority must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and policies JP-S1 and JP-P1 of the Places for Everyone Joint Development Plan.

18) a) Prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency.

b) Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as Local Planning Authority, confirming the incorporation of the specified measures, including dated photographic documentary evidence of the implementation and completion of required works.

c) Any non-conformity from the approved scheme shall be clearly set out along with measures required to ensure compliance with the agreed details.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and policies JP-S1, JP-P1 and JP-S2 of the Places for Everyone Joint Development Plan.

19) Notwithstanding details submitted, no above ground development shall commence until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse, has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To cater for the uplift in waste and in the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and policy JP-P1 of the Places for Everyone Joint Development Plan.

20) Prior to first occupation of the development plan hereby approved, an updated Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

(1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
(2) A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time;
(3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
(4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

21) The car parking shown on the approved drawings shall be laid out and made fully available for use prior to the development hereby approved being first brought into use and shall be retained thereafter.

Reason - In the interest of highway safety and the free flow of traffic, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

22) Notwithstanding details submitted, the use hereby approved shall not become operational until a detailed scheme for bicycle parking has been submitted to and approved in writing by the City Council as Local Planning Authority. Details shall include means of shelter and security arrangements. The approved space and facilities shall then be retained and permanently reserved for bicycle parking so long as the use is operational.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

23) a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme shall 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.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

24) a) The new buildings hereby approved shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the use commences.

b) Prior to occupation of the development hereby approved, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of occupiers of the building and occupiers of nearby properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

25) The lower section of the rear, south facing windows to the proposed two storey, detached building to replace the existing rear annexe, as shown on drawing referenced A2.2/PL1 (proposed elevations), received by the City Council as Local Planning Authority on 29 December 2025 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 remain so in perpetuity

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking, pursuant to Policy DM1 of the Manchester Core Strategy.

26) Prior to the first occupation of the development herby approved, a detailed schedule of operational hours shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate only in accordance with the approved schedule.

Reason - To safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary access points
(Section 50) with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

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

3) The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted

where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:
a statement to this effect,
the date immediately before the degradation activity,
the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 (as amended), which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

4) Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

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

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Heritage & Urban Design
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit

Flat 2, 4 Bennett Road, Manchester, M8 5DX
Flat 3, 2 Bennett Road, Manchester, M8 5DX
25 Middleton Road, Manchester, M8 5DT
Flat 2, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 10, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 5, 23 - 25 Polygon Road, Manchester, M8 5DD
23 - 25 Polygon Road, Manchester, M8 5DD
Flat 7, 7 Bennett Road, Manchester, M8 5DU
Flat 6, 5 Bennett Road, Manchester, M8 5DU
29 Middleton Road, Manchester, M8 5DT
11 Middleton Road, Manchester, M8 5DT
Flat 2, 8 Bennett Road, Manchester, M8 5DX
8 Bennett Road, Manchester, M8 5DX
6B Bennett Road, Manchester, M8 5DX
4 Bennett Road, Manchester, M8 5DX
Flat 4, 2 Bennett Road, Manchester, M8 5DX
Flat 1, 2 Bennett Road, Manchester, M8 5DX
Flat 4, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 11, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 5, 1 - 3 Bennett Road, Manchester, M8 5DU
Flat 4, 6 - 8 Middleton Road, Manchester, M8 5DS
Flat 1, 7 Bennett Road, Manchester, M8 5DU
5 Bennett Road, Manchester, M8 5DU
Flat 8, 1 - 3 Bennett Road, Manchester, M8 5DU
27 Middleton Road, Manchester, M8 5DT
Flat 2, 29 Middleton Road, Manchester, M8 5DT
Flat 3, 8 Bennett Road, Manchester, M8 5DX
13 Middleton Road, Manchester, M8 5DT
Flat 1, 1 - 3 Bennett Road, Manchester, M8 5DU
Flat 7, 6 - 8 Middleton Road, Manchester, M8 5DS
7 Bennett Road, Manchester, M8 5DU
Flat 3, 7 Bennett Road, Manchester, M8 5DU
Flat 2, 5 Bennett Road, Manchester, M8 5DU
Flat 1, 27 Middleton Road, Manchester, M8 5DT
Flat 3, 29 Middleton Road, Manchester, M8 5DT
Flat 1, 23 - 25 Polygon Road, Manchester, M8 5DD
1 - 3 Bennett Road, Manchester, M8 5DU
Flat 1, 6 - 8 Middleton Road, Manchester, M8 5DS
15 - 17 Middleton Road, Manchester, M8 5DT
7 Middleton Road, Manchester, M8 5DT
2 Bennett Road, Manchester, M8 5DX
Flat 8, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 7, 23 - 25 Polygon Road, Manchester, M8 5DD

Flat 4, 1 - 3 Bennett Road, Manchester, M8 5DU
Flat 10, 1 - 3 Bennett Road, Manchester, M8 5DU
Flat 11, 1 - 3 Bennett Road, Manchester, M8 5DU
Flat 2, 6 - 8 Middleton Road, Manchester, M8 5DS
Flat 12, 1 - 3 Bennett Road, Manchester, M8 5DU
Flat 1, 8 Bennett Road, Manchester, M8 5DX
6A Bennett Road, Manchester, M8 5DX
21 Middleton Road, Manchester, M8 5DT
Flat 6, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 3, 6 - 8 Middleton Road, Manchester, M8 5DS
Flat 5, 6 - 8 Middleton Road, Manchester, M8 5DS
Flat 1, 5 Bennett Road, Manchester, M8 5DU
Flat 7, 5 Bennett Road, Manchester, M8 5DU
Flat 9, 1 - 3 Bennett Road, Manchester, M8 5DU
Flat 5, 7 Bennett Road, Manchester, M8 5DU
Flat 1, 29 Middleton Road, Manchester, M8 5DT
9 Middleton Road, Manchester, M8 5DT
Flat 3, 4 Bennett Road, Manchester, M8 5DX
Flat 2, 2 Bennett Road, Manchester, M8 5DX
23 Middleton Road, Manchester, M8 5DT
Flat 9, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 6, 6 - 8 Middleton Road, Manchester, M8 5DS
Flat 9, 6 - 8 Middleton Road, Manchester, M8 5DS
Flat 8, 6 - 8 Middleton Road, Manchester, M8 5DS
Flat 8, 7 Bennett Road, Manchester, M8 5DU
Flat 2, 7 Bennett Road, Manchester, M8 5DU
Flat 5, 5 Bennett Road, Manchester, M8 5DU
Flat 3, 5 Bennett Road, Manchester, M8 5DU
Flat 4, 5 Bennett Road, Manchester, M8 5DU
Flat 7, 1 - 3 Bennett Road, Manchester, M8 5DU
Flat 3, 1 - 3 Bennett Road, Manchester, M8 5DU
Flat 4, 7 Bennett Road, Manchester, M8 5DU
Flat 2, 27 Middleton Road, Manchester, M8 5DT
Flat 3, 27 Middleton Road, Manchester, M8 5DT
Flat 1, 4 Bennett Road, Manchester, M8 5DX
Flat 3, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 12, 23 - 25 Polygon Road, Manchester, M8 5DD
Flat 6, 1 - 3 Bennett Road, Manchester, M8 5DU
Flat 2, 1 - 3 Bennett Road, Manchester, M8 5DU
Flat 6, 7 Bennett Road, Manchester, M8 5DU

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
Conservation Area - Crumpsall Lane Conservation Area 2004
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA