

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143915/FO/2025
Date registered valid: 24 November 2025
Proposal: Erection of pair of two bed semi-detached houses with off road parking
Address: Land At 21 - 27 Vale Street, Manchester,
Ward(s): Clayton & Openshaw Ward

Applicant: Mr Stephen McIntosh
Agent (if any): Mr Dave Trudgeon, Conway Architectural Design
Case officer: Ian Jarvis
Tel: 0161 234 4079
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Recommendation: Approve
Date of recommendation: 10 March 2026

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Standard consultations:

Printed: 5 December 2025 Expired: 28 December 2025

Neighbour notifications

Printed: 5 December 2025 Expired: 28 December 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site is located in a predominantly residential area of Clayton, with semi-detached houses being the main housing type in the immediate area. The site is currently open and it appears to be part of a clearance site formerly occupied by housing. The site has now turned to grassland and is occupied by 3 unauthorised storage cabins.

Directly to the south of the site is a pair of recently built two storey, two bedroom, semi-detached dwellinghouses (21 and 23 Vale Street). These were subject of a planning permission granted in 2020 (127221/FO/2020) which was a revision of a planning permission granted in 2019 for a similar development (124066/FO/2019). Beyond these houses, and following the same building line, is a two-storey terraced row of 7 shop units with residential flats above (7-19 Vale Street).

The adjoining semi-detached properties are of a traditional design, incorporating hipped roofs. To the front, there are small garden areas and an off road parking space. To the rear are rear garden areas. There is boundary treatment to all sides, including separating that site from the side alleyway, which provides access to the neighbouring property at No.19 Vale Street.

It is proposed to erect a pair of 2 storey two bedroom semi-detached houses on the site, which largely reflect the design approach for the adjoining pair of houses. The proposed development follows the same building line, with a front paved area and permeable parking space, and would be constructed in brickwork and a grey slate roof, to match the adjoining houses.

Consultations & Notification Responses

Local residents/nearby occupiers - One response has been received from an individual, who identifies themselves as a RSPB swift champion. They request that the scheme includes the installation of a minimum of two Swift nest bricks, to provide enhancement for biodiversity.

Highway Services - makes the following comments:

HIGHWAYS SUMMARY:

Highways are satisfied with the development with the exception of the front wall heights, see the comment contained within the section titled Boundary Treatment.

Subject to a revised drawing being submitted, setting out the alternative front wall design (e.g. less wall height, longer railing lengths), highways are satisfied the development does not have an unacceptable impact on the highways.

TRIP GENERATION:

The addition of two residential dwellings in this location is unlikely to generate any significant numbers of vehicle trips. It is accepted that the potential increase in vehicles will have no significant impact on the local highways.

SITE ACCESSIBILITY:

The site is accessible by sustainable modes of transport. There are seven bus routes within a ten minute walk of the site. The area has good footway connectivity, also cycling can be carried out on the numerous surrounding hard paved streets.

OFF-SITE HIGHWAYS WORKS:

No off-site highways works are proposed.

PARKING AND ACCESS:

There will be one car parking space located within each residential dwellings curtilage. This is satisfactory.

For the accesses, the proposal is to utilise the existing dropped kerbs. In doing so no works on the highway is envisaged.

EV CHARGING

Each driveway space should provide an electric vehicle charging point, providing a minimum of 7KW per charge point.

CYCLE PARKING:

secure and sheltered cycle parking provision is provided within the curtilage of the site.

BOUNDARY TREATMENTS:

As set out on drawing 100-03. Whilst the low level brick walls with associated metal railings that are proposed on the frontage is considered appropriate for the scheme, the height of the wall should be reduced. The 1m height of the brick walls will restrict sight lines. It is recommended that the wall adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

A revised drawing setting out a wall at a maximum height of 600mm then if appropriate, railings chosen and spaced adequately to allow for visibility through them. This is recommended as it is seen that the developer of the recently constructed dwellings next door have failed to include the lower wall design. Slender brick pillars (like next door) are acceptable.

No gates are proposed.

REFUSE AND SERVICING:

Designated refuse storage has been accommodated for each individual dwelling with kerbside collection noted from Vale Street. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.

In response, the applicant submitted revised details indicating the following:

- Provision of EV charging points
- Provision of 600mm high wall and railings
- Provision of bird, bat and bee boxes

Highways Services confirmed that they are satisfied with these revisions.

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any permission, in relation to construction management, acoustic insulation, refuse, air quality and contaminated land.

Greater Manchester Ecology Unit - Make the following comments:

A Biodiversity Net Gain Assessment was submitted, which found the site to comprise modified grassland, tall forbs, and a single small tree. A loss of 0.07 units will be incurred on site, requiring at least 0.08 units to be purchased from an off-site habitat bank. They have no reason to doubt the assessment of the baseline value or proposed post-development value of the site and given the very small number of units required to achieve a 10% gain, the LPA can be reasonably confident that these could be acquired. They would have no objection to this, providing habitat banks close to the site are prioritised.

The statutory Biodiversity Gain Plan condition will apply should this planning application receive permission. At condition stage sufficient information will be required to demonstrate how a 10% net gain will be achieved, including a Biodiversity Gain Plan, final version of the BNG metric showing a 10% net gain, and evidence that the correct number and type of units have been successfully purchased and allocated to the development.

Notwithstanding the above, they would make the following general recommendations:

- o Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposal will impact on protected species.
- o Vegetation removal should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.
- o Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application; these could include integration of bat or bird boxes into the proposed buildings on site

United Utilities - Recommend that a condition is attached, to any permission, in relation to the submission of a sustainable surface water drainage scheme and foul water drainage scheme

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

Draft National Planning Policy Framework - On 16th December 2025 the government has published a consultation National Planning Policy Framework.

Of relevance to this application, 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.
- Decisions on development proposals should apply a presumption in favour of sustainable development.

- In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal: Be located where a genuine choice of sustainable transport modes exists,
- Substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence.
- Design quality should be considered throughout the evolution, assessment and delivery of development proposals.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy H4 relates to sites in East Manchester and states that, over the lifetime of the Core Strategy, East Manchester will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include Ancoats, New Islington, Holt Town and Chancellor's Place; to the west of Alan Turing Way, and within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed-use schemes.

Policy EN1 relates to Design Principles and Strategic Character Areas. It states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy EN15 relates to Biodiversity and Geological Conservation. It states that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

Policy EN19 relates to waste and states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise.
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. At that time,

Planning Policy Statement 3 'Housing' stated that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. This guidance 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 CABI as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs are discouraged, the street network should contribute to the character of the area, safe routes for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

Point 10.9 relates to external space and states that all residents should enjoy useable private amenity space wherever they choose to live in the City. All new developments should be designed to provide on-site amenity space which is fit for purpose and which is informed by, and relates to, the character of the area. Simply this means the provision of gardens that perform well as multi-functional space. Gardens are valuable within any development by contributing the following:

- A safe play area for children
- Additional storage outside the house
- The provision of outside drying area for clothes which additionally assists the environmental sustainability of a development
- Space in which to relax which helps the overall sense of well-being
- An increased amount of planting which enhances the quality of the natural environment
- The space to provide home grown food which benefits the health of the local community.

Manchester Residential Quality Guidance 2016 sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016). The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed units. The guidance states that two-storey, two bedroom houses should have a minimum floor area of 70 square metres (3 person) or 79 square metres (4 person). With a floor area of approximately 79.85 square metres, the proposed houses meet this requirement.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-C8: Transport Requirements of New Development

JP-G8 : A Net Enhancement of Biodiversity and Geodiversity

JP-P1: Sustainable Places

Principle of development - It is understood that this site was formally developed for housing. Given the predominant nature of the surrounding area, it is considered that a residential redevelopment of the site is appropriate in principle, subject to the assessment of the particular details of this development.

Site layout - The proposed development follows the building line of the adjoining pair of semi-detached properties, and parade of shops beyond. It is therefore considered that the siting of the proposed residential units has positively responded to the configuration of the site and the established building lines along Vale Street. The overall site layout largely replicates that of the adjoining pair of semi-detached properties. In terms of the outdoor amenity space, this is considered to be sufficient, but a condition is proposed, removing permitted development rights for extensions, which was also the case with the adjoining site.

It is further considered that it responds to the character of surrounding properties in terms of garden depths and distances between rear habitable rooms, which is considered to be directly comparable to neighbouring circumstances. The proposed site layout is therefore considered to be acceptable.

Scale/massing/design - Again, it is considered that the scale, massing and design of the development largely replicates that of the adjoining pair of semi-detached houses. In terms of general design it is of the same eaves and apex height, with fenestration that also reflects the style of those properties.

Also, with a ridge height of 7.8 metres the proposed development relates well to the height of neighbouring properties. It is therefore considered that the proportions and design, of the proposed housing, is reflective of neighbouring houses to ensure that the development is satisfactorily related to its context and the streetscene.

The houses do include an upstairs en-suite bathroom window in both side elevations. This replicates the adjoining property where an upper floor obscurely glazed window is provided. In this instance it is considered that this arrangement is acceptable, subject to the windows being similarly obscurely glazed.

Residential space standards/quality of development - It is not clear how many bedspaces are provided, in the proposed houses, but the floorspace indicated meets the requirements for either 3 or 4 person dwellings and a good sized area of amenity space is also provided. It is also considered that the proposed development would contribute to sustainable growth in Manchester and thereby responds positively to the newly adopted Manchester Residential Quality Guidance (which reflects, in part, the national standards). The proposal would also secure design characteristics that would also positively contribute to the quality of the streetscene, and be effectively linked to its surroundings.

Residential amenity/privacy - The proposal is seeking to introduce a new two-storey development on a currently vacant/unused site, other than the unauthorised containers, in a location where there are a number of similar style two-storey properties. It is not considered that two additional residential properties, in this area, would have an adverse impact on nearby occupiers.

It is considered that there is a reasonable distance between the existing properties and the new dwellings, so that there would not be any significant reduction in the light or privacy currently received by existing properties. In terms of potential disturbance, the only noise generated from the site will be from new residents coming and going from their properties, which in the case of 2 properties will be expected to be minimal.

For the reasons outlined above, it is considered that the development satisfactorily maintains the amenities of neighbouring residents, as well as the amenities of future residents, including issues relating to intervisibility and overlooking, and any adverse impacts due to disturbance from the construction management process, which is covered by a condition.

Impact on the highway/car and cycle parking - One car parking space per unit is proposed, which is considered to be appropriate given the nature of the application and the nearby access to public transport. The siting of the individual car parking spaces is considered to be appropriate, again reflecting the adjoining dwellings. EV charging points are also proposed as well as cycle storage, in the rear garden areas and other Highways Services comments have been satisfactorily addressed.

Boundary treatment - The proposed plans have been amended to ensure that the front boundary wall is 600mm high, with railings above to ensure appropriate sight lines are provided for the new driveways being created. Again, this is in keeping with the appearance of the frontage boundary treatment to the adjoining pair of houses. To the side and rear 2 metre high close boarded fencing is proposed. These arrangements are considered to be acceptable.

Air quality/Climate Change - The issues of air quality has been assessed as part of this application, although it is also noted that the site does not lie within an air quality management area. EV charging points are provided along with fair sized garden areas. It is considered that the measures proposed as part of this application, would not significantly impact upon air quality in this location, but a condition is proposed relating to approval of final details.

Sustainability - In terms of the design measures to minimise the environmental impact and energy use, of the house, no specific details have been provided. A condition is proposed relating to the approval of these details.

Waste - The application is accompanied by a Waste Management Strategy and adequate bin storage facilities are provided within the curtilage of the house. The proposed measures are acceptable to Environmental Health.

BNG - The site largely consists of some rough grassland with some planting including a single small tree. A BNG assessment was submitted indicating a loss of 0.07 habitat units, and GMEU are satisfied that this can be addressed through the purchase of units from a nearby off-site habitat bank. The application is therefore subject to the statutory biodiversity net gain condition requiring full details of how the net gain can be achieved.

The applicant has indicated some on-site provision, by way of bird/bat/bee boxes, but this does not negate the need for this BNG condition. Other comments, from GMEU, have been provided to the applicant by way of an informative. Although provision is made on sight, for bird boxes, an informative is also proposed in relation to 'swift' bricks

On this basis, the impact to ecology and biodiversity net gain requirements is considered acceptable.

Inclusive access - Appropriate ground floor circulation space would be achieved along with a large ground floor WC and level access is provided from the front door. These arrangements are considered to be satisfactory

Permitted development - Due to the constraints of the application site and the need to manage the amount built form within it, a condition has been attached to remove permitted development rights relating the erection of extensions and outbuildings. A separate condition requires that no windows are inserted, other than those shown on the approved drawing, and a condition has also been included to ensure that the house is retained as Class C3 houses. This will ensure maintenance of the residential character of the area through the management of the type and density of future occupation.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case negotiations took place in relation to highways matters and biodiversity and the applicant has also been advised of a number of pre-development conditions.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Site location plan

Drawings numbered 1006-02 and 1006-04

Conway Architectural Design - Design and Access Statement

Waste Management Strategy

All stamped as received by the City Council, as Local Planning Authority on 5 September 2025.

Collington Winter Environmental Biodiversity Net Gain Assessment dated November 2025 and associated Area Habitat Summary Matrix,, stamped as received by the City Council, as Local Planning Authority on 11 November 2025.

Drawings numbered 1006-03A and 1006-05A, stamped as received by the City Council, as Local Planning Authority on 6 February 2026.

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.

3) The development hereby approved shall only be implemented in accordance with external materials listed in the schedule shown on drawing numbered 1006-05A, stamped as received by the City Council, as Local Planning Authority on 6 February 2026.

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

4) a) Before the development hereby approved commences, 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) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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 before the development is occupied, 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 (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised 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 SP1 of the Manchester Core Strategy.

5) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from nearby commercial premises and any other potential noise sources shall be submitted to and approved in writing by the City Council as local planning authority.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

b) Prior to first occupation of the residential units, 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 the internal 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 internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

6) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;
- Hours of working;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Phasing and quantification / classification of vehicular activity associated with planned construction, including commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway
- Routing strategy of construction vehicles;
- Parking of construction vehicles and staff; and

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

7) a) Prior to commencement of the development, a scheme for electric vehicle charging and any other considerations, for example boiler emissions, 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: In the interests of the air quality surrounding the development and to secure a reduction in air pollution from traffic or other sources in order to safeguard the amenity of nearby residents from air pollution, pursuant to policies SP1, EN16 and DM1 of the Manchester Core Strategy and Greater Manchester Air Quality action plan 2016.

8) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN14 & EN17 of the Manchester Core Strategy.

9) The storage and disposal of refuse at the site shall be carried out in accordance with the Waste Management Strategy, stamped as received by the City Council, as Local Planning Authority on 5 September 2025 and as indicated on drawing numbered 1006-03A, stamped as received by the City Council, as Local Planning Authority on 6 February 2026. These arrangements shall remain in situ whilst the use or development is in operation. No bins should be stored at the front or outside the curtilage of the property, other than on the day of collection

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

10) The development hereby approved shall only be implemented in accordance with the boundary treatment and driveway gates detailed on drawing numbered 1006-03A, stamped as received by the City Council, as Local Planning Authority on 6 February 2026. The boundary treatment/gates shall be completed before any of the houses hereby approved are occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority and 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 the commencement of any above ground works, a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

12) a) The development hereby approved shall be completed in accordance with the scheme for the provision of space for bicycle storage as shown on drawing numbered 1006-03A, stamped as received by the City Council, as Local Planning Authority on 6 February 2026.

b) Prior to the occupation of the dwellinghouses, finalised details of the type of secure and sheltered cycle parking unit to be installed shall be submitted to and approved in writing by the local planning authority. The approved space and facilities shall then be permanently retained.

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.

13) The car parking spaces indicated on the approved plans shall be surfaced and made available for use prior to the building hereby approved being occupied. The car parking spaces shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies DM1 and T2.6 of the Manchester Core Strategy.

14) Prior to any above ground works commencing on site 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 and approved measures, which shall be implemented in the construction of the approved development. Prior to occupation of the house a post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of Manchester's Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

15) 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 garages, extensions, porches or outbuildings shall be erected other than those expressly authorised by this permission.

Reason - To allow assessment of any future proposals and in the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

16) 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 openings, including windows and doors, shall be inserted within the elevations of the building, other than those shown on the approved drawing numbered 1006-05A, stamped as received by the City Council, as Local Planning Authority on 6 February 2026.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's 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 provision of accommodation that is suitable for people living as families pursuant to policy 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 Manchester Core Strategy.

18) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets 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.

19) The proposed upper floor en-suite bathroom windows in the side elevations of the proposed houses shall be fitted with obscure glazing, and fixed shut at least up to a level of 1.7 metres above floor level. The windows shall thereafter be maintained in that condition.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposal will impact on protected species.

Vegetation removal should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.

2) 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 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

3) It is recommend that you install a minimum of two Swift nest bricks, as part of the development, to provide enhancement for biodiversity.

Swifts are in trouble, having declined by over 60% in the last 25 years. Swifts are now a 'Red-listed' species on the list of Birds of Conservation Concern and a Priority species for the Royal Society for the Protection of Birds (RSPB). Without help, Swifts will be lost as a breeding species in the UK, which will be of great concern to local communities who really value these unique summer visitors.

Designing for and installing Swift bricks into the fabric of the new building during the construction phase is easy, inexpensive, and will last the life-time of the building. In new residential developments, a minimum overall ratio of one cavity per dwelling should be provided and ideally 2-4 nest chambers should be provided per suitable house.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

23 Vale Street, Manchester, M11 4NR
21 Vale Street, Manchester, M11 4NR
24 Vale Street, Manchester, M11 4WG
Flat 1, 19 Vale Street, Manchester, M11 4NR
19 Vale Street, Manchester, M11 4NR
4 Halton Road, Manchester, M11 4HN
2 Halton Road, Manchester, M11 4HN
14 Halton Road, Manchester, M11 4HN
12 Halton Road, Manchester, M11 4HN
22 Vale Street, Manchester, M11 4WG
150 John Heywood Street, Manchester, M11 4HW
10 Halton Road, Manchester, M11 4HN
6 Halton Road, Manchester, M11 4HN
26 Vale Street, Manchester, M11 4WG
28 Vale Street, Manchester, M11 4WG
8 Halton Road, Manchester, M11 4HN
148 John Heywood Street, Manchester, M11 4HW

Appendix 2 – Planning constraints

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