

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144623/JO/2025

Date registered valid: 27 November 2025

Proposal: Variation of Conditions 2 (specified plans), 22 (car parking layout) and 24 (boundary treatments) from Planning Permission referenced 137485/FO/2023 to allow for: amendment to boundary treatments to rear of site; relocation of bike store due to site constraints; amendment to tenure from Shared Ownership to Social Rent on Plots 01 and 02; and amendment to the car parking allocation.

Address: Greenbrow Road Social Club, Greenbrow Road, Manchester, M23 2TU

Ward(s): Baguley Ward

Applicant: Mr Sharp Casey

Agent (if any): Bernard Taylor, Bernard Taylor Partnership Limited

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28th January 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 28.01.2026

Standard consultations:

Printed: 4 December 2025 Expired: 27 December 2025

Neighbour notifications

Printed: 4 December 2025 Expired: 27 December 2025

Site notice

Posted: 8 December 2025 Expired: 31 December 2025

Press advert

Published: 9 December 2025 Expired: 23 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: A TPO tree is present on the site

Description of area

The application site relates to the former Greenbrow Social Club building and associated land the building and land were removed and cleared prior to construction works commencing which is now nearing completion.

There were three trees present on the site, one to the front of the site which is a TPO'd Oak tree (The Manchester City Council (Land at Greenbrow Social Club, Greenbrow Road, Newall Green) TPO 2011) and two further trees located within the site to the north one a further Oak tree and a Sycamore tree within the rear hardstanding area. A further 5 trees are located outside of the site within the grass verge on Greenbrow Road and Newall Road.

Vehicular access to the site is obtained from a dropped access on the north eastern edge of the site directly from Greenbrow Road via high access gates. The site is bounded by low wall with high railings on top. A telecommunications mast is located within the grass verge to the front of the site along Greenbrow Road. The site sits within a predominantly residential area with two storey post war terraced and semi-detached properties lying to the north, east, west and south of the site, properties rely on a mix of on and off street parking. Greenbrow Road is a loop road providing connections through Baguley and Newall Green to a variety of services including schools, shops, churches and open space. Wythenshawe Hospital is located to the north of the application site accessed via Newall Road and Clay Lane.

Description of development

Planning approval reference 137485/FO/2023 was granted on the 23rd November 2023 for or the erection of 4 pairs of semi-detached two storey brick and pitched roof dwellinghouses comprising two 2-bed 4- person houses, four 3 bed 5-person houses and two 4-bed 6-person houses each with a private garden and access to an off road parking space.

In addition, a three storey brick and pitched roof apartment block of 15 no. residential flats (10 1-bed 2-person flats and 5 2-bed 3-person flats) fronts onto Greenbrow Road. The existing access from Greenbrow Road would be used to access car parking (23 spaces) located to the rear of the site for all of the flats, four of the proposed houses that do not have driveways (due to the location of street trees) and two spaces were to be provided for existing properties on Newall Road (no.s 27 and 29) which do not have off street parking.

A dedicated cycle parking store is proposed within the rear parking area. Access to the car parking area would be secured by way of an automatic gate. A landscaped setting would be retained to the Greenbrow Road frontage and the Newall Road frontage where street trees are present.

Two pairs of semi-detached properties proposed on Newall Road are served by direct dropped kerb access with frontage parking. The existing low wall and railings would be retained to the Greenbrow Road and Newall Road frontages whilst low wall and low railings would be installed to the proposed properties on Newall Road.

The existing TPO Oak tree would be retained in the proposals but the other category B trees on site (Oak and Sycamore) were approved for removal. The applicant has provided an updated landscaping scheme to reflect the proposed amendments subject of this application that still propose the planting of 6 no. extra heavy standard trees as compensation for the loss of onsite trees.

The current s73 application seeks to amend a number of conditions to reflect amendments proposed to the site relating to the removal of car parking spaces from existing properties on Newall Road, associated boundary treatment changes to reflect this and other onsite changes to boundary treatments to reflect other onsite changes identified post the granting of the original approval including land in the applicants ownership that has been overtime included within neighbouring garden areas. There is also an amendment to the siting of the bicycle store but not the number of spaces or type of provision.

Relevant Other Planning History – 072517/FO/2004/S2 - Erection of wall and railings around perimeter of site to a height of 2 metres, associated gates to access and 1.2 metre high railings to pedestrian access. Approved 27.10.2004

Consultations & Notification Responses

The application was subject of notification of neighbouring properties, site notice and advertisement in the Manchester Evening News.

One response was received from a neighbour who indicates that they have always had a gate with access to the Greenbrow social club car park so legally access was acquired by prescription and they parked on this site all the time. A parking space was allocated for them as part of the development but this is now removed from the scheme. Our garden has already been fenced in leaving a gap between our garden gate and the new fence. A tree which was supposed to be replaced is now being used as a bike storage shed. The placement of the cctv cameras face our garden and back bedroom which is a privacy concern.

MCC Highway Services – Raise no objections to the proposals.

MCC Arboricultural Team – Have no comments to add to this application.

Policy

Local Development Framework - The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 - 2027.

'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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle)

Policy DM1 (Development Management)

Policy H1 (Overall Housing Provision)

Policy H7 (Wythenshawe)

Policy H8 (Affordable Housing)

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies.

Policy EN9 (Green Infrastructure)

Policy EN 15 relates to Biodiversity and Geological Conservation.

Policy EN 16 Air Quality

Policy EN 17 Water Quality

Policy EN 18 Contaminated Land and Ground Stability

Policy EN19 Waste

Policy T1 Sustainable Transport

Policy T2 Accessible Areas of Opportunity and Need

Saved Unitary Development Plan Policies DC26.1, DC26.2 and DC26.5 Development and Noise

Places for Everyone - 2024

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The Plan is now adopted planning policy and forms part of the Development Plan for the City.

In respect of the application subject of this report the relevant elements of PfE are set out below.

Policy JP-S1: Sustainable Development

Policy JP-H1: Scale, Distribution and Phasing of New Housing Development

Policy JP-H2: Affordability of New Housing

Policy JP-H3: Type, Size and Design of New Housing

JP-G7 – Trees and Woodland

JP-P1 Sustainable Places

Policy JP-C8: Transport Requirements of New Development

Relevant National Policy

The National Planning Policy Framework (December 2024) sets out Government planning policies for England and how these are expected to apply.

The following specific policies are considered to be particularly relevant to the proposed development:

Section 5 (Delivering a sufficient supply of homes) - The proposals would provide 40 affordable residential units on a previously developed site.

Section 6 - (Building a strong and competitive economy) - The proposal would create jobs during construction that would support commercial premises within the local area.

Section 8 (Promoting healthy and safe communities) - The proposals are accompanied by a Crime Impact Statement which indicates measures to be included into the development to reduce the opportunities for crime and the fear of crime.

Section 9 (Promoting Sustainable Transport) - The proposal is in a location accessible to a variety of public transport modes.

Section 11 (Making Effective Use of Land) - The proposal would re-use previously developed land for the provision of residential properties.

Section 12 (Achieving Well-Designed Places) - The proposals are supported by a Design and Access statement that sets out the context of the site and the design process undertaken.

Section 14 (Meeting the challenge of climate change, flooding and coastal change)

Section 15 (Conserving and enhancing the natural environment)

Draft National Planning Policy Framework - 16th December 2025

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

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.

- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.

- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

- 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, and improve opportunities for walking, wheeling, cycling and public transport; support good access to facilities to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities; Use design approaches which conserve energy and other resources; Take advantage of opportunities to re-use existing structures and materials, including by re-using non-contaminated excavated soil and hardcore within the site.

- 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.

- Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent.
- In considering proposals for development in town centres, substantial weight should be given to the benefits of: a. supporting the overall vitality and viability of the centre, including where this can be achieved through the diversification of uses, intensification and provision of residential accommodation; and improving or retaining access to local shops and other facilities which provide day-to-day services for the local community.
- Give substantial weight to the benefits where a development proposal would make better use of vacant and under-utilised land and buildings.
- Development proposals should make efficient use of land, proposals for residential and mixed-use development within settlements should contribute to an increase in the density of the area in which they are situated. The existing character of an area should be taken into account but should not preclude development which makes the most of an area's potential.
- To respond to their context and create well-designed places development proposals should: respond to the history, character and features of the site and its setting, but should not preclude innovation and change where appropriate, especially where an increased scale or density of development is justified; Support healthy, mixed, vibrant and integrated communities, Use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme; Include spaces that are safe, secure, inclusive, accessible for all ages and abilities and which facilitate and encourage social interaction, play and healthy lifestyles; and, create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.
- Design quality should be considered throughout the evolution, assessment and delivery of development proposals, including through any pre-application engagement; the local planning authority should not allow the quality of approved development to be materially diminished between permission and completion, as a result of changes proposed following its initial approval.

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 report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Issues

Principle – The principle of the redevelopment of previously developed brownfield land for new homes in the City is long established and prioritised within the adopted development plan policies of the Core Strategy, the NPPF, and the Places for Everyone GM plan and the re-use of this site for residential use in a predominantly residential area has previously been considered acceptable in the granting of the original planning approval. The site was identified within the Council's Strategic Housing Land Availability Assessment (SHLAA - 2023) as a site capable of contributing towards the City's housing land supply with an indicative figure of 23no. residential units on the site being brought forward in the next 5 years.

In this instance, further consideration is required of impacts on residential and visual amenity; the character of the area; trees, highway, and car parking implications.

Residential amenity – The originally approved scheme was not considered to give rise to unacceptable impacts on residential amenity. The current application proposals do not significantly alter the consented scheme nor the arrangement of the buildings or windows across the residential properties constructed. The condition relating to the inclusion of obscure

glazing from corridors within the apartment block and gable windows facing towards 65-67 Newall Road would be reimposed on any variation consent granted. As such the application variations applied for are not considered to give rise to unacceptable impacts on residential amenity.

Visual Amenity – The proposals were previously considered to provide a strong built form to Newall Road and Greenbrow Road fronting these streets which would reflect the prevailing character in the immediate area. The choice of materials with brick finishes and detailing were considered to be an acceptable addition to the street and would not give rise to unacceptable impacts on the character of the area. The proposed amendments sort through this application are considered to be in alignment with those previously granted approval and are acceptable in this location.

Ecology and Trees – The amended proposals do incorporate a landscaping and tree planting scheme proposed to mitigate the loss of two trees on the site. These incorporate 6 extra heavy standard trees and ornamental hedge planting. The proposals continue to retain and protect the most valuable tree on the site which is the TPO Oak to the site's frontage. Given the overall benefits derived from the proposals in delivering affordable housing and that tree mitigation planting on site is proposed the approach to onsite tree replacement on the basis of the submitted landscaping scheme is considered acceptable.

Highways and transport – The proposals would continue to utilise the existing vehicular access from Greenbrow Road whilst four of the residential dwellinghouses located on Newall Road would be accessed via driveways and dropped kerbs to serve their car parking spaces to the front. The proposals were previously considered to generate similar levels of vehicular movements to the previous lawful use of the site. The proposals would provide at least one off street car parking space per residential unit (19 spaces for the 15 apartments) with the larger dwellinghouses proposed on Newall Road frontage of the site providing two spaces. The level of car parking provision was previously considered acceptable.

The application proposals would result in the loss of an off-street parking space for an existing residential property on Newall Road which was previously identified on the approved site plans including gated access from rear gardens.

It is noted in correspondence from a neighbour that there was a perceived prescribed legal right to a parking space on the application site. The applicant's agent indicates that there was no legal right of access onto the application site by neighbours. It is noted from correspondence from the neighbour that they had not completed a legal documents for access to the previously designated space. It is also noted from the submitted site plan that a parking space is provided for another property on Newall Road. In this instance the provision of car parking spaces for existing Newall Road properties was not considered to be necessary to make the original proposals acceptable but was rather a result of the applicant's original intention to provide spaces for existing residents. This matter has been discussed by the relevant parties evidenced in the correspondence provided and is a matter that is considered to be a civil legal matter between the respective parties. It is noted that there are no parking restrictions to Newall Road and the resident affected would be able to utilise those on-street spaces along with other properties that do not have dedicated off street parking. MCC Highway Services raise no objection to the proposed amendment on highway safety or capacity grounds. There are resultant alterations to the boundary treatments which remove a gated access to the rear garden of existing dwellings to the rear car parking area.

The proposals also include cycle parking within the secured car parking area whilst all dwellinghouses have cycle storage within the rear gardens. The level of provision has not been amended but rather the siting of it within the development. The re-sited cycle parking is

considered to be acceptable, the landscaping drawing demonstrates that a replacement tree can still be accommodated within the area identified for the cycle store.

Other matters – A number of conditions have been discharged from the original planning approval and these are to be reflected in the updated conditions attached to any approval.

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

The application has been determined in a positive and proactive manner. In this instance issues that have arisen during the consideration of the application have been discussed with the applicant's agent and amended details/clarification have been provided. In this instance appropriate conditions have been attached to this decision.

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

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

116 '3B5P House Floor Plan T1'; 117 '3B5P House Elevations T1'; 119 '3B5P House Floor Plan T2'; 120 '3B5P House Elevations T2'; 122 '4B6P House Floor Plans'; 123 '4B6P House Elevations'; All as received by the City Council on the 5th July 2023

104 Waste Management Plan as received by the City Council as local planning authority on the 29th August 2023

111 Rev A '2B4P House Elevations T1'; 110 Rev A 'House Floor Plans T1' ; 113 Rev A '2B4P House Floor Plans T2'; 114 Rev A 2B4P 'House Elevations T2'; Design and Access Statement Greenbrow Social Club, Wythenshawe, Manchester M23 2TU June 2023 Rev A (Sept 2023); all as received by the City Council as local planning authority via email on the 2nd October 2023

102 Rev A 'Site Clearance Plan'; Arboricultural Impact Assessment and Method Statement, Greenbrow Social Club, Wythenshawe, Reference: 80-980-R1-2, Date: October 2023 prepared by E3P all as received by the City Council as local planning authority via email on the 6th October 2023

Affordable Housing Statement prepared by WCHG as received by the City Council as local planning authority on the 11th October 2023

GR-BTP-06-GF-DR-A-3953_250 Rev B - Flat Block Ground Floor Plan GA
GR-BTP-06-1F-DR-A-3953_251 Rev C - Flat Block First Floor Plan GA
GR-BTP-06-2F-DR-A-3953_252 Rev C - Flat Block Second Floor Plan GA
GR-BTP-06-RF-DR-A-3953_258 - Flat Block Roof Plan Setting Out
GR-BTP-06-E-DR-A-3953_284 Rev A - Flat Block Elevations 1 of 2
GR-BTP-06-E-DR-A-3953_285 Rev A - Flat Block Elevations 2 of 2
All as received by the City Council as local planning authority on the 12th August 2024

'Proposed Site Plan' 203 Rev M; and 206 Rev G 'Boundary Treatment Plan'; as received by the City Council as local planning authority on the 27th November 2025

'Bike Store Details' 207 Rev A as received by the City Council as local planning authority on the 10th December 2025

7007.01 Rev B 'Landscape Proposals' as received by the City Council as local planning authority on the 10th January 2026

Documents, drawings and supporting information related to the following approved condition discharge applications:

CDN/24/0373
CDN/25/0142
CDN/25/0401
CDN/25/0959
CDN/25/1098
CDN/25/1138
CDN/26/0002

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

2) The development shall be carried out in accordance with the construction management and demolition management plan approved under condition discharge application reference CDN/24/0373.

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

3) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars set out in the 'Arboricultural Impact Assessment and Method Statement, Reference: 80-980-R1-2, Date: October 2023 prepared by

E3P' and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(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 local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree, together with the methods for working in the vicinity of trees to be retained shall be undertaken in accordance with the approved plans and particulars contained within the above document, and before any equipment, machinery or materials are brought on to the site for the purposes of the development. The protection of retained trees 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 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 Core Strategy.

4) The development shall be carried out in accordance with the agreed surface water drainage scheme approved under condition discharge reference CDN/24/0373.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

5) The development shall be carried out in accordance with the acoustic insulation scheme approved under condition discharge reference CDN/24/0373 as verified under condition discharge reference CDN/25/1098.

Reason - To safeguard the amenity of nearby residential properties and to insulate the proposed residential accommodation against noise from Manchester Road and the neighbouring Metrolink Line, 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.

6) The development shall be carried out in accordance with the provision of affordable housing approved under condition discharge reference CDN/24/0373 and observed in perpetuity subject to the exclusions and exemptions set out in the approved affordable housing scheme.

Reason - To contribute to the delivery of affordable housing, pursuant to policy H8 of the Manchester Core Strategy.

7) The off-site highway works approved under condition discharge reference CDN/25/0959 shall be implemented in accordance with the agreed details and timescales. The development shall only be occupied in accordance with the agreed works.

Reason - In the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

8) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy.

9) The development shall incorporate the Biodiversity Enhancements as approved under condition discharge reference CDN/25/1098.

Reason - To secure the biodiversity enhancements to the site pursuant to policy EN15 of the Core Strategy.

10) The approved materials discharged under condition discharge reference CDN/24/0373 shall be used in the implementation of the development.

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, as specified in policies SP1 and DM1 of the Manchester Core Strategy

11) 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 in each phase 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 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 EN18 of the Manchester Core Strategy.

12) The development shall incorporate the external lighting scheme approved under condition discharge reference CDN/25/0959 as verified under condition discharge reference CDN/25/1138.

Reason - To safeguard the amenities of the occupiers of nearby properties and protected species pursuant to policies EN15 and DM1 of the Core Strategy.

13) The approved surface water drainage scheme detailed in condition 4 of this approval shall be implemented and thereafter managed and maintained in accordance with the approved details contained with the discharge of condition application reference CDN/26/0002.

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 policy EN17 of the Manchester Core Strategy.

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 policy EN17 of the Manchester Core Strategy.

14) The waste storage and collection details as detailed on drawing reference '104 Waste Management Plan' submitted on the 29th August 2023 shall be implemented as part of the development and the details shall be retained whilst the development is in use.

Reason - In the interests of public amenity pursuant to policy DM1 of the Core Strategy.

15) The Travel Plan approved under condition discharge CDN/25/0401 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.

16) The details of electric car charging points discharge under condition reference CDN/25/0959 shall be implemented as part of the development and be in place prior to the first occupation of the apartments and retained thereafter.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.

17) The approved space and facilities for bicycles as indicated on the approved plans referenced in condition 1 of this decision shall be retained and permanently reserved for bicycle parking.

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.

18) The car parking indicated on the approved drawings set out in condition 1 of this decision shall be surfaced, demarcated and made available for use prior to any of the residential units hereby approved being occupied. The parking areas shall be for the sole use of residential occupants of the development and their visitors and other properties identified on the approved plans and shall be available for use at all times whilst the residential dwellinghouses and apartments are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

19) The side windows facing towards numbers 65-67 Newall Road in the dwellinghouse on plot 1 together with the first and second floor north and south facing corridor windows of the apartment buildings as identified on the approved plans 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 and in accordance with policies SP1 and DM1 of the Core Strategy.

20) Prior to the first occupation of the dwellings hereby approved, the boundary treatments associated with each dwelling as detailed on approved drawing reference 206 Rev G as received by the City Council as local planning authority on the 27th November 2025 shall be fully installed and shall be retained in situ for as long as the dwellings are occupied.

Reason - In order to protect the future occupants of the residential accommodation from existing noise sources in the vicinity of the application site and in the interests of the visual amenity and character of the area pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

21) The landscaping scheme approved by the City Council as local planning authority shown on drawing reference 7007.01 Rev B 'Landscape Proposals' as received by the City Council as local planning authority on the 19th January 2026, shall be implemented within 12 months from the completion of development. 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, EN9 and DM1 of the Core Strategy

22) 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) none of the residential units hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

23) The residential units 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 - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as short-term lets, serviced apartments/apart hotels, do not commence without prior approval; 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 policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

24) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings hereby approved shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

25) 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, roof dormers, porches or outbuildings shall be erected, nor any additional windows or doors shall be installed other than those expressly authorised by this permission, to those residential dwellinghouses identified as plots 1,2,3,4,5,6,7 and 8 on the approved site plan.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Neighbourhood Team Leader (Arboriculture)

226 Greenbrow Road, Manchester, M23 2TU
72 Newall Road, Manchester, M23 2UB
64 Newall Road, Manchester, M23 2UB
58 Newall Road, Manchester, M23 2UB
247 Greenbrow Road, Manchester, M23 2TB
70 Newall Road, Manchester, M23 2UB
74 Newall Road, Manchester, M23 2UB
68 Newall Road, Manchester, M23 2UB
66 Newall Road, Manchester, M23 2UB
62 Newall Road, Manchester, M23 2UB
60 Newall Road, Manchester, M23 2UB
33 Newall Road, Manchester, M23 2TY
31 Newall Road, Manchester, M23 2TY
29 Newall Road, Manchester, M23 2TY
25 Newall Road, Manchester, M23 2TY
67 Newall Road, Manchester, M23 2UA
65 Newall Road, Manchester, M23 2UA
236 Greenbrow Road, Manchester, M23 2UD
60 Foxfield Road, Manchester, M23 2TE
245 Greenbrow Road, Manchester, M23 2TB
243 Greenbrow Road, Manchester, M23 2TB
241 Greenbrow Road, Manchester, M23 2TB
239 Greenbrow Road, Manchester, M23 2TB
237 Greenbrow Road, Manchester, M23 2TB
235 Greenbrow Road, Manchester, M23 2TB
233 Greenbrow Road, Manchester, M23 2TB
231 Greenbrow Road, Manchester, M23 2TB
229 Greenbrow Road, Manchester, M23 2TB
227 Greenbrow Road, Manchester, M23 2TB
27 Newall Road, Manchester, M23 2TY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA