MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

# Application for Planning Permission

## Town and Country Planning Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 44

Suffix:

Property Name:

Address Line 1: Manchester Road

Address Line 2: Chorlton

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 9PH

### Description of site location must be completed if postcode is not known:

Easting (x): 381622

Northing (y): 394226

Description:

## Applicant Details

### Name/Company

Title

Mr and Mrs

First name

Duncan and Julie

Surname

Struthers

Company Name

### Address

Address line 1

20 Beechwood Avenue

Address line 2

Chorlton-cum-hardy

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M21 8UA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

### Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Agent Details

### Name/Company

Title

Mr

First name

James

Surname

Darwent

Company Name

Darwent Architecture Ltd

### Address

Address line 1

Trafalgar House, 5-7 High Lane

Address line 2

Chorlton-Cum-Hardy

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M21 9DJ

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Site Area

What is the measurement of the site area? (numeric characters only).

265.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

**Description**

Please describe details of the proposed development or works including any change of use

Change of use from Commercial / Business (Class E) to Residential (Class C3), single storey side and rear extension and associated landscaping works.

Has the work or change of use already started?

◯ Yes
⊘ No

## Existing Use

Please describe the current use of the site

The property is currently in use as an office for a single tenant, who will be vacating the premises at the end of their tenancy in the coming weeks.

Is the site currently vacant?

◯ Yes
⊘ No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

## Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**
Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**
Timber boundary fences.

**Proposed materials and finishes:**
Low timber boundary fences to match existing.

**Type:**
Walls

**Existing materials and finishes:**
Red brickwork

**Proposed materials and finishes:**
Red brickwork

**Type:**
Roof

**Existing materials and finishes:**
Blue Slate

**Proposed materials and finishes:**
Grey concrete tile to match blue slate

**Type:**
Windows

**Existing materials and finishes:**
White uPVC

**Proposed materials and finishes:**
Anthracite uPVC

**Type:**
Doors

**Existing materials and finishes:**
White uPVC / Steel fire door

**Proposed materials and finishes:**
Crittall style aluminium glazed patio doors

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

526_PL002, 526_PL003, 526_PL004, 526_PL005, 526_PL006, 526_PL007, 526_PL008, 526_PL009, 526_Design and Access Statement.

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

526_PL004 - Existing Site Plan
526_PL008 - Proposed Site Plan

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

**Vehicle Type:**
Cars

**Existing number of spaces:**
2

**Total proposed (including spaces retained):**
2

**Difference in spaces:**
0

**Vehicle Type:**
Cycle spaces

**Existing number of spaces:**
0

**Total proposed (including spaces retained):**
7

**Difference in spaces:**
7

## Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

## Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

**Supporting information requirements**

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

◯ Yes
⊘ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

**Reason biodiversity net gain does not apply:**
Self-build and custom build development

**Are you building more than nine houses?:**
No

**Is the total size over 0.5 hectares?:**
No

**Do all buildings meet the definition of self-build or custom housebuilding as set out in section 1(A1) of the Self-build and Custom Housebuilding Act 2015?:**
Yes

**Does your Local Planning Authority require applicants for self-build and custom-build development to evidence their eligibility?:**
No

**Please justify the reason why biodiversity net gain does not apply:**
The site is less than 0.5 hectares, and creates 1 dwelling, the applicant will be living in the property.

Note: Please read the help text for further information why developments may be exempt or not in scope.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) Yes
- ( ) No
- ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

No alterations to existing drainage

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

See 526_PL004 - Existing Site Plan and 526_PL008 - Proposed Site Plan for bin storage details.

Have arrangements been made for the separate storage and collection of recyclable waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

See 526_PL004 - Existing Site Plan and 526_PL008 - Proposed Site Plan for bin storage details.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ( ) Yes
- (x) No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- (x) Yes
- ( ) No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- [ ] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [ ] Affordable Home Ownership
- [ ] Starter Homes
- [x] Self-build and Custom Build

### Self-build and Custom Build

Please specify each type of housing and number of units proposed

**Housing Type:**
Houses

**1 Bedroom:**
0

**2 Bedroom:**
0

**3 Bedroom:**
0

**4+ Bedroom:**
1

**Unknown Bedroom:**
0

**Total:**
1

| **Proposed Self-build and Custom Housing Category Totals** | 1 Bedroom Total | 2 Bedroom Total | 3 Bedroom Total | 4+ Bedroom Total | Unknown Bedroom Total | Total |
|---|---|---|---|---|---|---|
| | 0 | 0 | 0 | 1 | 0 | 1 |

## Existing

Please select the housing categories for any existing units on the site

- [ ] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [ ] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

## Totals

| | |
|---|---|
| Total proposed residential units | 1 |
| Total existing residential units | 0 |
| Total net gain or loss of residential units | 1 |

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- [x] Yes
- [ ] No

Please add details of the Use Classes and floorspace.

**Use Class:**
E(c)(ii) - Professional services

**Existing gross internal floorspace (square metres) (a):**
187

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**
187

**Total gross new internal floorspace proposed (including changes of use) (square metres) (c):**
0

**Net additional gross internal floorspace following development (square metres) (d = c - a):**
-187

| Totals | Existing gross internal floorspace (square metres) (a) | Gross internal floorspace to be lost by change of use or demolition (square metres) (b) | Total gross new internal floorspace proposed (including changes of use) (square metres) (c) | Net additional gross internal floorspace following development (square metres) (d = c - a) |
|---|---|---|---|---|
| | 187 | 187 | 0 | -187 |

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- [ ] Yes
- [x] No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- [ ] Yes
- [x] No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [ ] Yes
- [x] No

Is the proposal for a waste management development?

- [ ] Yes
- [x] No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Pre-planning enquiry for 44 Manchester Road

Date (must be pre-application submission)

11/12/2025

Details of the pre-application advice received

Pre application advice was sought from Manchester Council via email on 11th December 2025. The enquiry is stated below and also included existing and proposed site plans.

11th December 2025

"Dear Manchester Planning,

Please find attached a pre-planning enquiry submission for the above property.

Change of use from Commercial/ Business (Class E) to Residential (Class C3).

The property is currently in use as an office for a single tenant, who will be vacating the premises at the end of their tenancy in the coming months. Our client is currently in the process of purchasing the property with a view to converting it back into a family home for themselves.

Modifications to existing parking provision.

The building currently consists of 7no. office rooms, a shared kitchen and 2no. WC's, and therefore has provision for numerous employees. It is considered that converting the property back into residential use as a single-family home will significantly reduce demand for parking.

We'd very much appreciate a planner's response on the above / attached proposed works."

Responses are listed below:

18th December 2025

"There's no objection in principle to the conversion back into a family house and I've asked Highways for their input re: parking and access arrangements.

Once I hear back from them I'll let you know.

regards

David Lawless".

18th December 2025

"Highways comments - Overall looks fine – they have identified that the existing dropped-kerb will need extending. I think this looks ok but it would be beneficial to see how the access/wall removal aligns with the existing cycle-lane divider and the green utility box. EV provision and cycle parking would be required too.

regards

David Lawless".

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**
**(a) a member of staff**
**(b) an elected member**
**(c) related to a member of staff**
**(d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

### Certificate Of Ownership - Certificate B

**I certify/ The applicant certifies that:**

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**
***** REDACTED ******

**House name:**

**Number:**

**Suffix:**

**Address line 1:**
5A Dominus Way

**Address Line 2:**
Meridian Business Park

**Town/City:**
Leicester

**Postcode:**
LE19 1RP

**Date notice served (DD/MM/YYYY):**
21/01/2026

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**
***** REDACTED ******

**House name:**
Cotton House, Third Floor

**Number:**

**Suffix:**

**Address line 1:**
IFG Pensions Limited, Old Hall Street

**Address Line 2:**

**Town/City:**
Liverpool

**Postcode:**
L3 9TP

**Date notice served (DD/MM/YYYY):**
21/01/2026

**Person Family Name:**

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

James

Surname

Darwent

Declaration Date

21/01/2026

☑ Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

James Darwent

Date

02/03/2026