

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143957/FO/2025

Date registered valid: 11 September 2025

Proposal: Erection of a single storey community workshop with associated cycle store and landscaping, along with amendments to the existing car parking layout

Address: 250 Burnage Lane, Manchester, M19 1FL

Ward(s): Burnage Ward

Applicant: St Margarets Church

Agent (if any):

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7th January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23 September 2025

Standard consultations: Printed: 23 September 2025 Expired: 14 October 2025

Neighbour notifications: Printed: 19 September 2025 Expired: 10 October 2025

Site notice: Posted: 23 September 2025 Expired: 14 October 2025

Press advert: Published: 23 September 2025 Expired: 14 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

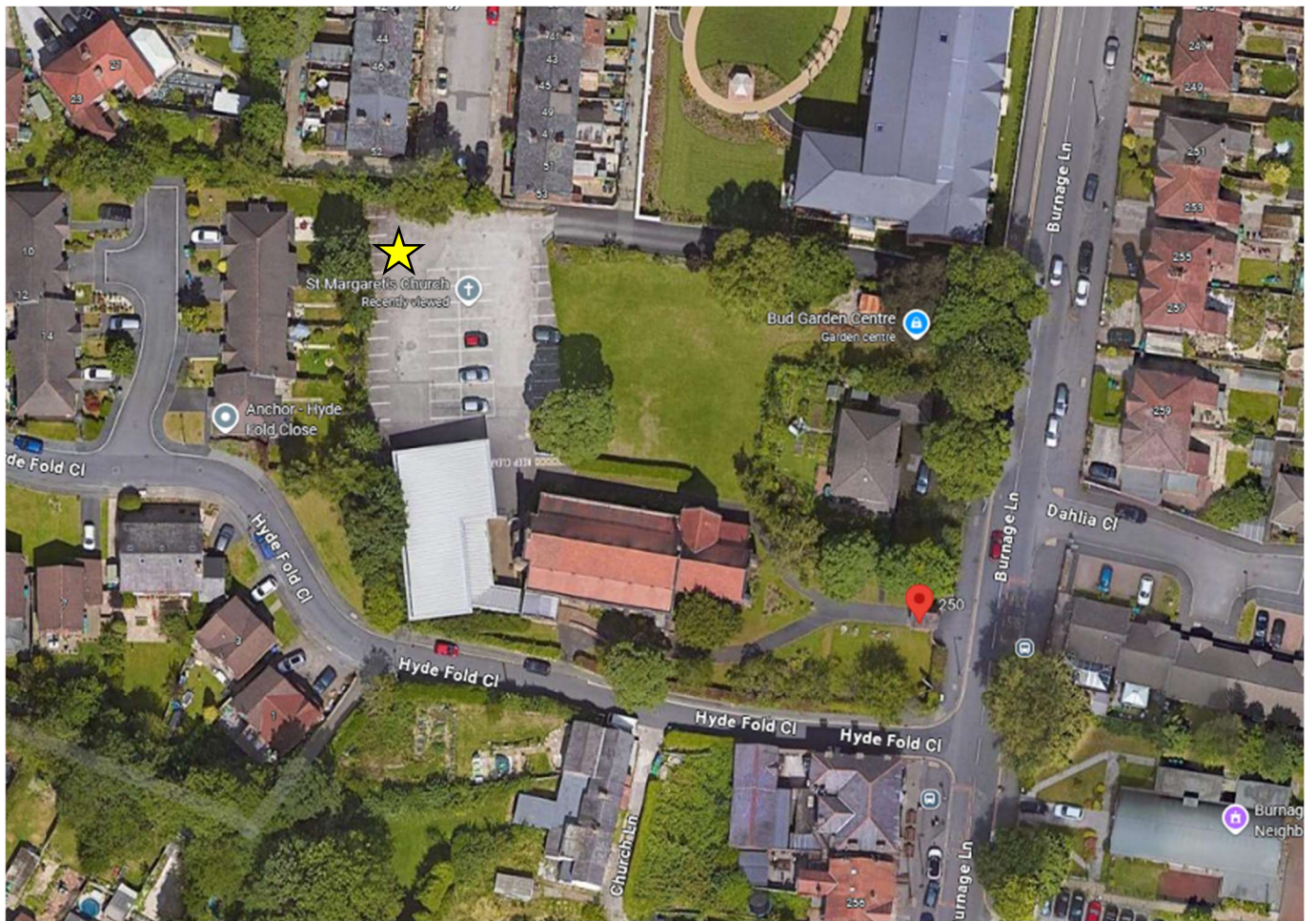
Conservation area: Not applicable

Tree Preservation Order: Approx. 4no. TPO trees present adjacent to the plot's northwest boundary

The application relates to a tarmacked corner of the Grade II listed St Margaret's Church car parking area, located approximately 43m northwest of the existing church building. The application site sits close to the fenced end of St Margaret's Avenue, located to the north, as well as being adjacent to the rear amenity space of No.8 Hyde Fold Close, located to the west. There are approximately 4no. TPO trees present in this corner.

The Grade II listed church building was constructed between 1874 and 1926 and is built of red sandstone with ashlar dressings and a red tile roof. The church features a 14th century decorated style by notable architects, Paley and Austin. To the west of the designated asset is a large, modern extension which features a pitched metal roof, sitting adjacent to the southern and western boundaries of this corner of the site.

The church's historic elevations and lychgate contribute the most significance to the site. The curtilage car park and modern church extension make a neutral contribution to the setting of the church.







Description of development

The applicant is seeking planning permission for the erection of a single storey community workshop with associated cycle store and landscaping, along with amendments to the existing car parking layout.

Consultations & Notification Responses

One representation was received from **a local resident**; the comments are summarised as follows:

- There is an existing community hall situated in the church car park which has ample internal space.
- Noise issues during construction and afterwards due to increased traffic in the car park. There is also a garden centre situated in the church grounds which adds to the noise and pollution levels from traffic.
- Increased risk of anti-social behaviour and vandalism which is currently an ongoing issue due to poor security of the car park.
- Concerns for my personal safety and the safety of the children who attend the 3 schools in close proximity as the church have informed me that the proposed building will be used as a workshop for Men with varying degrees of mental health issues.

MCC's Highways Services made the following comments in response to the application:

- Noted that 4no new groups are proposed for the workshop.
- Each group is to be for a maximum of 10no. people including 2 group leaders.
- The 4no. new groups will meet each week and not daily. This shown to be on Monday, Wednesday and Saturday.
- .A revised proposed site plan has been provided with Parking Space No. 17 and 26 omitted.
- A total of 34no. car parking spaces is proposed (32no. standard and 2no. accessible).
- Sufficient parking is provided – Acceptable to Highways.
- A detailed CMP will need to be conditioned with any planning approval.
- 4no. cycle parking spaces will be provided at the site in the form of 2no. Sheffield stands –Acceptable in principle.
- Applicant has confirmed that the cycle store will be covered, lockable and secure.
- Applicant confirmed that gates will be fitted to open inwards.
- Applicant has confirmed that no deliveries will take place during the AM and PM peak period.

MCC's Arborist made no objection to the proposal, indicating:

- The proposed construction will take place in an area of existing hardstanding and therefore we would have no objection to the proposed placement of the building in relation to trees on site.
- We would also have no objection to the proposed crown lifting works of branches to give 3m ground clearance.

MCC's Environmental Health Services requested conditions relating to fumes, demolition/construction hours, opening hours, deliveries, external lighting, sound insulation, external plant, watching brief, and refuse management be attached to any approval.

Policies

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (2024) reinforces this requirement in paragraphs 2 and 47, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

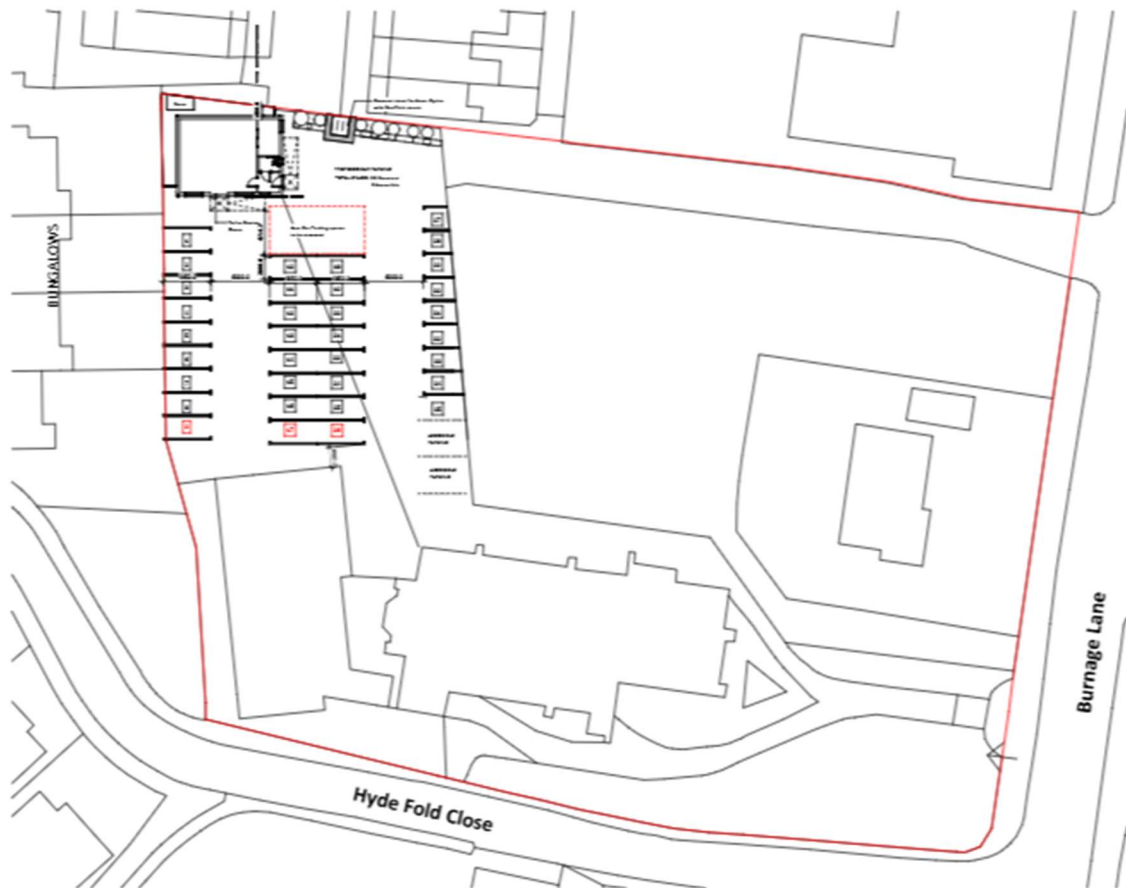
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

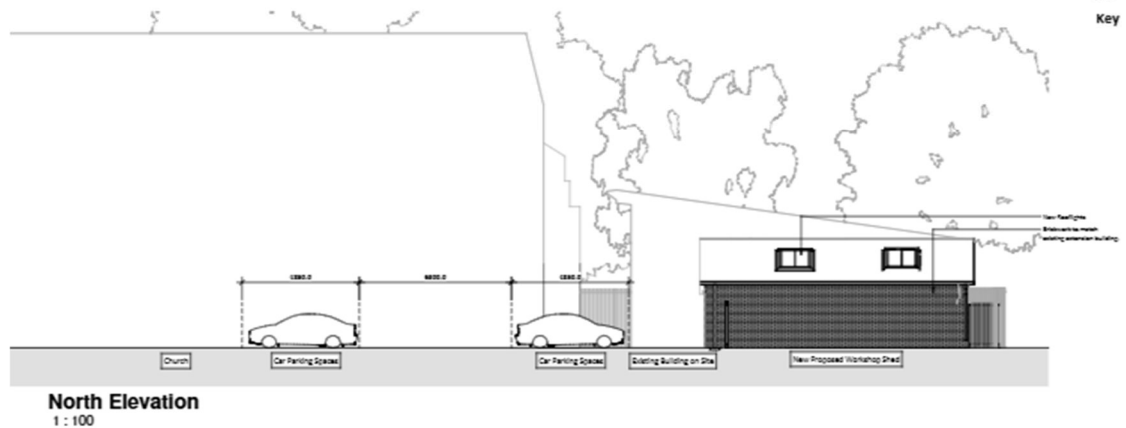
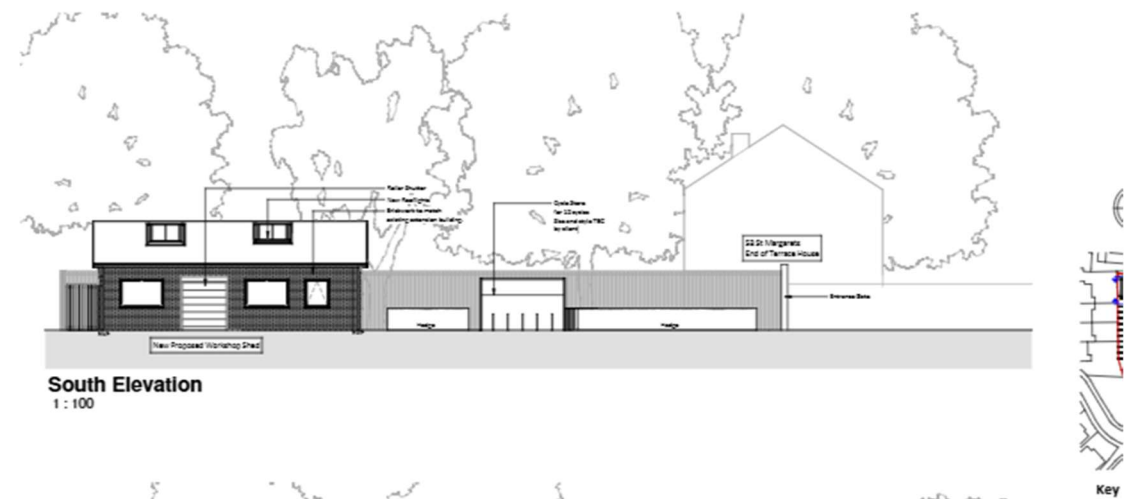
Draft National Planning Policy Framework (NPPF, 2025)

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

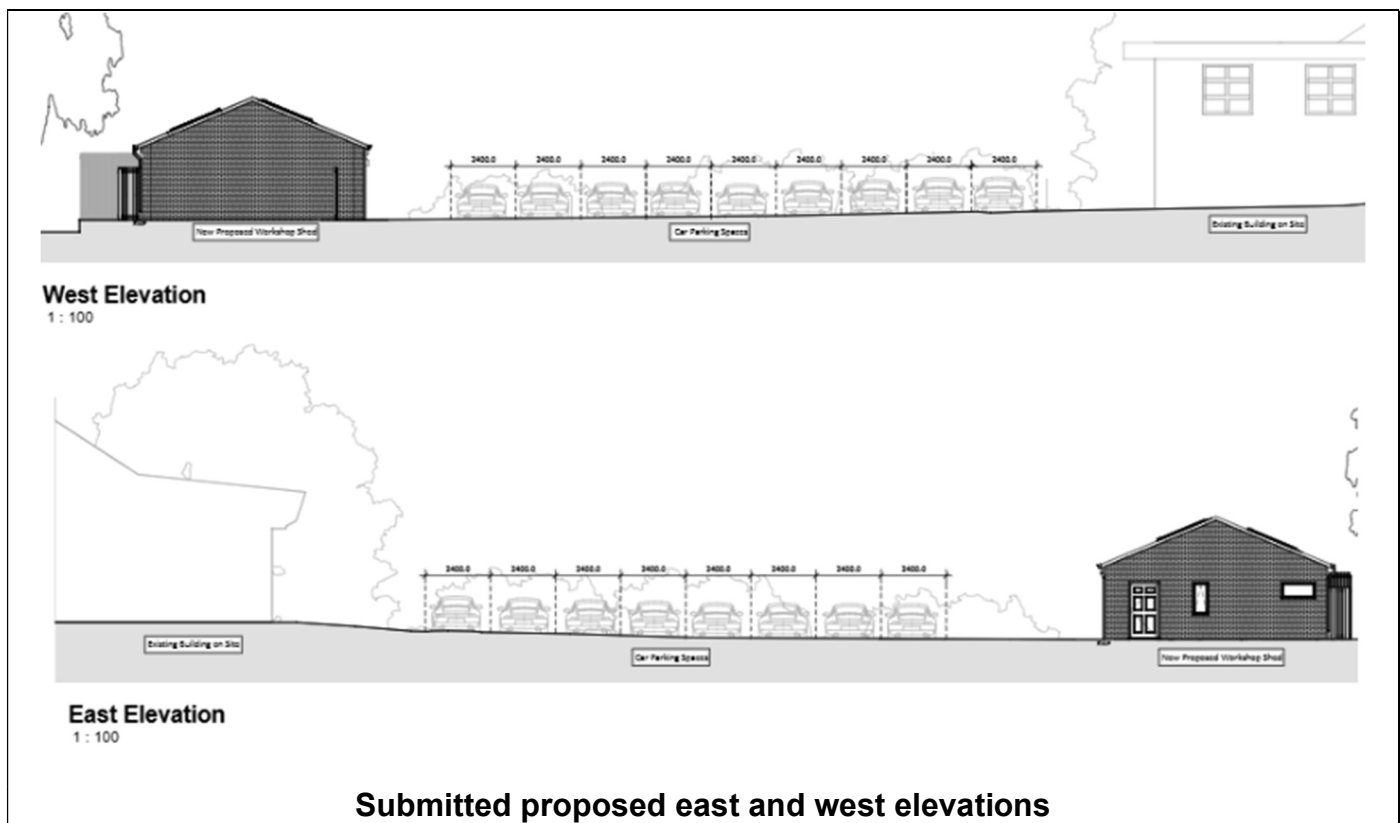
- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
 - Policy HE4: Securing the conservation and enhancement of heritage assets
 - Policy HE5: Assessing effects on heritage assets
 - Policy HE6: Proposals affecting designated heritage assets



Submitted proposed site plan



Submitted proposed north and south elevations



Submitted proposed east and west elevations

Issues

Principle – the principle of the proposal, to erect a single storey community workshop with associated cycle store and landscaping, along with amendments to the existing car parking layout, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, the setting of the Grade II listed building, waste storage and management arrangements, parking and highways implications, amongst other issues.

Siting, scale, and massing – the workshop building would be sited in the northwestern corner of the site's existing car parking area. It would measure to 8.202m in length and 10.902m in width with a dual pitch roof height of 4.472m and an eaves height of 2.662m. A gap ranging from 0.7m to 2m would be maintained to the plot's northern shared boundary and a gap of approximately 1.2m would be maintained to the plot's western shared boundary.

The overall siting, scale, and massing of the proposed workshop building are considered acceptable. The building's dimensions would remain subservient to the existing structures on the application site, ensuring that the development does not result in overdevelopment or create an excessively large or bulky addition. Furthermore, the proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers, as it would not introduce an overbearing feature within the locality.

Appearance and visual amenity – the submitted Heritage Statement indicates that "the proposed workshop will be constructed using materials that are in-keeping with the existing extension, including red bricks and grey roof tiles". Its southern elevation would feature 1no. roller shutter door and 3no. windows, whilst its eastern elevation would feature 1no. inward-opening door and 2no. windows. Its northern and western elevations would be blank and featureless. Its north and south-facing roof slopes would each feature 4no. skylights.

Whilst the design of the proposal is functional, it is considered that the workshop could benefit from a softer materials palette incorporating elements such as timber cladding, contrasting window and door frames, and articulation around openings with shallow reveals and varied textures or colours. These enhancements would strengthen the building's identity, improve its visual appeal, and create a more distinctive focal point for the community.

Notwithstanding this, the proposal would be located a considerable distance from Burnage Lane and Hyde Fold Close and would be largely screened from public viewpoints along St Margaret's Avenue due to mature boundary foliage. On this basis, the development is not considered to form an overly prominent visual feature or cause undue harm to the visual amenity of the area, given its limited visibility from public footpaths and highways and its relatively standard scale and design for a workshop of this type.

To further safeguard the visual amenity of the area, a condition requiring the submission of material samples and/or specifications prior to above ground construction works taking place is recommended.

Impact upon the setting of the Grade II Listed Building – the requirement to preserve or enhance the setting of the listed building is key within policy EN3 of the Manchester Core Strategy, saved policy DC19 of the UDP and policy JP-P2 of the Places for Everyone joint development plan document, along with the objectives of the National Planning Policy Framework (2024).

The proposed workshop would be located over 40 metres from the listed building; however, it would remain clearly visible across the car park. Its single-storey, square footprint, simple red brick elevations, shallow roof profiles, and roller-shuttered entrance combine to create a quasi-industrial aesthetic that is visually disconnected from the listed building, making a negative contribution to its setting. While the site curtilage is of neutral special interest, the proposal would not enhance the setting of the church and would result in less than substantial harm to its significance.

Nevertheless, the development offers significant public benefits, including opportunities for social contact, arts and crafts activities, 'Men's Shed' initiatives, and bicycle repair workshops, all of which support health and well-being within the local community. Paragraph 215 of the National Planning Policy Framework (2024) states that where a proposal results in less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the scheme. In this case, it is considered that the identified harm would be outweighed by the substantial public benefits delivered by the proposal. The impact of the proposal is therefore considered acceptable on this basis.

To further safeguard the setting of the listed building, a condition requiring the submission of material samples and/or specifications prior to above ground construction works taking place is recommended.

Residential amenity – the proposed workshop would have a maximum roof height of approximately 4.47m and an eaves height of 2.66m, maintaining adequate separation from shared boundaries (ranging from 0.7m–2m to the northern boundary and 1.2m to the western boundary). Combined with the presence of mature boundary foliage, these factors ensure the development would not result in significant overshadowing, loss of outlook, or loss of light, nor would it introduce an overbearing feature within the area. Furthermore, all windows and doors would face internally onto the application site rather than neighbouring dwellings or their gardens, meaning issues of overlooking or loss of privacy are not anticipated.

Concerns were raised regarding potential increases in activity and noise disturbance in this part of the site. However, such impacts can be satisfactorily mitigated through conditions requiring the submission of an acoustic insulation and ventilation scheme prior to above ground construction works taking place together with agreement of a schedule of operating hours for the building. It is considered that these measures will provide appropriate safeguards to protect residential amenity.

Waste storage and management – no waste management strategy has been submitted as part of the application. To ensure appropriate arrangements are in place, it is recommended that a condition be imposed requiring the submission and approval of a scheme for the storage and disposal of refuse prior to above ground construction works taking place.

Parking and highways impact – concerns were raised regarding the potential impact of the proposal on site parking arrangements and the associated increase in traffic and highway pressures.

However, MCC's Highways Services, in their consultation response, confirmed that the site benefits from good accessibility by sustainable modes, with regular bus services operating along Burnage Lane. The existing vehicular access from Burnage Lane to the site car park would remain unchanged. A total of 34 car parking spaces is proposed (32 standard and 2 accessible), which is considered sufficient to accommodate the various uses active on the site. On this basis, the proposal is not considered to result in an unacceptable impact on the surrounding highway network.

Cycle parking – the proposal includes the provision of 4 cycle parking spaces, accommodated via 2 Sheffield stands positioned along the plot's northern boundary. MCC's Highways Services have confirmed that this arrangement is acceptable and meets the requirements for promoting sustainable travel.

Construction impacts – it is acknowledged that concerns were raised in relation to the proposal's impact upon residential amenity with noise and disturbance generated during the construction phase. However, any impacts associated with construction would be short lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act.

A condition requiring the submission of a detailed Construction Management Plan was requested by MCC's Highways Services. However, given the limited scale of the development, such a requirement would be disproportionate and unreasonable, and therefore has not been imposed.

Public safety – concerns were raised regarding the potential for anti-social behaviour, vandalism, and site security.

The applicant has addressed these issues, confirming that anti-social behaviour is taken seriously by the church and actively discouraged. Group leaders supervise activities to a high standard, and the church has not experienced any acts of vandalism or anti-social behaviour for a considerable period, with the last minor incident occurring prior to 2022 involving an attempted break-in at a church door. The car park gate is closed and locked when the buildings are unoccupied, although access via the memorial lych gate on Burnage Lane cannot be restricted. To further enhance security, the proposal includes the installation of security gates to prevent access to the spaces between the new building and the northern and western boundary fences.

Trees – approximately four protected trees are located adjacent to the plot's northwest boundary, near the proposed workshop. The only tree works proposed comprise a crown lift to a Birch tree to achieve a 3m clear canopy height, involving the removal of minor lateral branches and creating wounds no greater than 20mm in diameter.

MCC's Arborist has reviewed the proposal and raised no objections, noting that the construction would occur on an area of existing hardstanding and therefore the building's placement would not adversely affect trees on site. No objection was also raised to the proposed crown lifting works. On this basis, the proposal is considered acceptable in relation to arboricultural impacts.

Environmental Health conditions – MCC's Environmental Health Services reviewed the proposal and requested conditions relating to the control of external plant, fumes, and floodlighting. However, as no extract systems, external plant, or floodlighting are proposed within the current application, these conditions have not been attached. Should the applicant intend to install such equipment in association with the workshop building in the future, a separate application for planning permission may be required.

Use – to protect the residential amenity of neighbouring occupiers, a condition has been imposed restricting the use of the building to a community workshop. This measure ensures that the development remains compatible with its surroundings and prevents any unduly harmful impacts that could arise from potential future changes of use. By limiting the use in this way, the condition safeguards against activities that may generate excessive noise, traffic, or other disturbances, thereby maintaining the character and amenity of the area.

Conclusion - given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon the visual and residential amenity of the area, and the setting of the Grade II listed building, amongst other issues, as it broadly complies with saved policies DC19 and DC26 of the Unitary Development Plan for the City of Manchester policies DM1 , EN1, EN3 and SP1 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), and policies JP-P1 and JP-P2 of Places for Everyone

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

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

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

2) Specified plans:

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

Proposed workshop plan shown on the drawing titled 'Workshop Plan', numbered 'SMC-BTP-00-GF-DR-A-4581_108', received by the City Council as Local Planning Authority on the 11th September 2025.

Proposed roof plan shown on the drawing titled 'Roof Plan', numbered 'SMC-BTP-00-RF-DR-A-4581_110', received by the City Council as Local Planning Authority on the 11th September 2025.

Proposed north and south elevations shown on the drawing titled 'North and South Elevation', numbered 'SMC-BTP-00-E-DR-A-4581_111.1', received by the City Council as Local Planning Authority on the 21st November 2025.

Proposed east and west elevations shown on the drawing titled 'East and West Elevations', numbered 'SMC-BTP-00-E-DR-A-4581_112', received by the City Council as Local Planning Authority on the 11th September 2025.

'As Proposed – Site Plan', numbered 'SMC-BTP-00-SP-DR-A-4581_106.2', received by the City Council as Local Planning Authority on the 2nd December 2025.

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) Materials:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework (2024).

4) Tree protection during works:

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; 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 BS 5837:2012 (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 shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and

the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

5) British Standard for tree work:

All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998:2010 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

6) Arboricultural survey:

The works shall be carried out in accordance with the details specified in the document titled 'Arboricultural Survey', received by the City Council as Local Planning Authority on the 11th September 2025 and the tree plan titled 'Site Plan – As Existing', numbered 'SMC-BTP-00-SP-DR-A-4581_105', received by the City Council as Local Planning Authority on the 11th September 2025

Reason - To avoid damage to trees and shrubs adjacent to and within the site which are of important amenity value and to protect the character of the area, in accordance with Policies EN9 and EN15 of the Manchester Core Strategy.

7) Hours of use:

Prior to the first use of the development hereby approved, a scheme detailing the hours of use for the community workshop building shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The community workshop building shall be operated in accordance with the approved hours at all times thereafter.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 in the Manchester Core Strategy.

8) Deliveries, servicing, and collections:

Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours:

Monday to Saturday: 07:30 to 20:00

Sundays/Bank or Public Holidays: No deliveries, servicing, or waste collections

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 in the Manchester Core Strategy.

9) Noise insulation and ventilation scheme:

a) Notwithstanding the details included within the document titled 'Noise Impact Report', received by the City Council as Local Planning Authority on the 11th September 2025, no above

ground construction works shall take place until a noise insulation and ventilation scheme for acoustically insulating and treating the community workshop building to limit the break out of noise has been submitted to and approved in writing by the City Council Local Planning Authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme.

b) Prior to the first use of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, prior to first use of the development.

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

10) Waste management:

a) Notwithstanding the details included within the documents listed under condition no.2 of this approval, no above ground construction works shall take place until a scheme for the storage and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1, DM1, and EN19 of the Manchester Core Strategy.

11) Contaminated land (watching brief):

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

12) Car parking:

The car parking shown on the approved drawing labelled 'As Proposed – Site Plan', numbered 'SMC-BTP-00-SP-DR-A-4581_106.2', received by the City Council as Local Planning Authority on the 2nd December 2025, to serve the development hereby permitted shall be laid out and made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason - To ensure that there are adequate arrangements for the parking of cars pursuant to policy DM1 of the Manchester Core Strategy.

13) Cycle store:

The cycle store, shown on the approved drawing labelled 'As Proposed – Site Plan', numbered 'SMC-BTP-00-SP-DR-A-4581_106.2', received by the City Council as Local Planning Authority on the 2nd December 2025, shall be implemented and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - To ensure that adequate provision is made for cycle parking, pursuant to policies SP1, T1 and DM1 of the Core Strategy.

14) Use restriction:

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), the premises shall only be used as a community workshop building, and for no other purposes within Class F2 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 interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 in the Manchester Core Strategy.

Informatives:

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

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design

248 Burnage Lane, Manchester, M19 1FL

53 St Margarets Avenue, Manchester, M19 1EL

2 Dahlia Close, Manchester, M19 1TA

Flat 56, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 55, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 54, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 53, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 52, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 51, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 50, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 49, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 48, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 47, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 46, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 45, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 44, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 43, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 42, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 41, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 40, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 39, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 38, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 37, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

5 Hyde Fold Close, Manchester, M19 1EB

256A Burnage Lane, Manchester, M19 1EN

Flat At, Farmers Arms, 254 Burnage Lane, Manchester, M19 1EN

Flat 36, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 35, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 34, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 33, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 32, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 31, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 30, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 17, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 16, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 15, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 29, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 28, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 27, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 26, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 25, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 24, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 23, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 22, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 21, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 20, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 19, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL

Flat 18, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 9, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 8, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 7, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 6, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 5, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 4, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 3, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 2, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 1, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 14, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 13, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 12, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 10, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
Flat 11, Dahlia House, 210 Burnage Lane, Manchester, M19 1FL
4 Hyde Fold Close, Manchester, M19 1EB
6 Hyde Fold Close, Manchester, M19 1EB
8 Hyde Fold Close, Manchester, M19 1EB
2 Hyde Fold Close, Manchester, M19 1EB
52 St Margarets Avenue, Manchester, M19 1FJ
50 St Margarets Avenue, Manchester, M19 1FJ
48 St Margarets Avenue, Manchester, M19 1FJ
51 St Margarets Avenue, Manchester, M19 1EL
47 St Margarets Avenue, Manchester, M19 1EL
45 St Margarets Avenue, Manchester, M19 1EL
261 Burnage Lane, Manchester, M19 1FN
255 Burnage Lane, Manchester, M19 1FN
1 Church Lane, Burnage, Manchester, M19 1GG
4 Church Lane, Burnage, Manchester, M19 1GG
3 Church Lane, Burnage, Manchester, M19 1GG
3 Hyde Fold Close, Manchester, M19 1EB
1 Hyde Fold Close, Manchester, M19 1EB
Farmers Arms, 254 Burnage Lane, Manchester, M19 1EN
49 St Margarets Avenue, Manchester, M19 1EL
46 St Margarets Avenue, Manchester, M19 1FJ
259 Burnage Lane, Manchester, M19 1FN
257 Burnage Lane, Manchester, M19 1FN

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) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA