

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144040/FO/2025

Date registered valid: 8 October 2025

Proposal: Part-retrospective application for the erection of a two storey residential dwellinghouse (class C3 use) with living accommodation within the roof space following the demolition of the existing dwellinghouse together with associated works.

Address: 421 Wilbraham Road, Manchester, M21 0UT

Ward(s): Chorlton Park Ward

Applicant: Mr Kashef Ahmad

Agent (if any): Mr V Alyas Architek UK

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15th December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 22 October 2025

Standard consultations:

Printed: 17 October 2025 Expired: 7 November 2025

Neighbour notifications

Printed: 27 October 2025 Expired: 17 November 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site is in the Chorlton Park Ward of Manchester. The site was formerly occupied by a semi-detached dwellinghouse and comprises a rectangular shaped plot. The site is separated from Wilbraham Road by a deep grass verge and pedestrian footway.

Planning History

139469/FH/2024 - Erection of part two/single storey rear extension, two storey side extension, dormer extension to side and rear roof elevation and installation of roof lights to front and installation of gate to driveway.

421 Wilbraham Road

Approved subject to conditions 02.05.2025

136726/FH/2023 Erection of a part single/part two storey extension to front of property; erection of a hip to gable roof extension with associated rear dormer; erection of a part single/part two storey/part three storey rear extension; erection of a 2 storey side extension; installation of rooflights to front and installation of gate to driveway.

421 Wilbraham Road

Withdrawn.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature. Wilbraham Road is a major aerial route and comprises of a mixture of architectural styles. Many of the detached and semi-detached properties along Wilbraham Road have been significantly extended. Some larger properties are of a bespoke design with architectural merit. Due to the modifications of the properties along this part of Wilbraham Road there is no characterised architectural format.

Description of development

Consent is sought for part-retrospective for the erection of a two storey residential dwellinghouse (class C3 use) with living accommodation within the roof space following the demolition of the existing dwellinghouse together with associated works. The demolition of the former dwellinghouse has been undertaken, but no above ground works have taken place associated with the proposed erection of the dwellinghouse.



Views of front of site



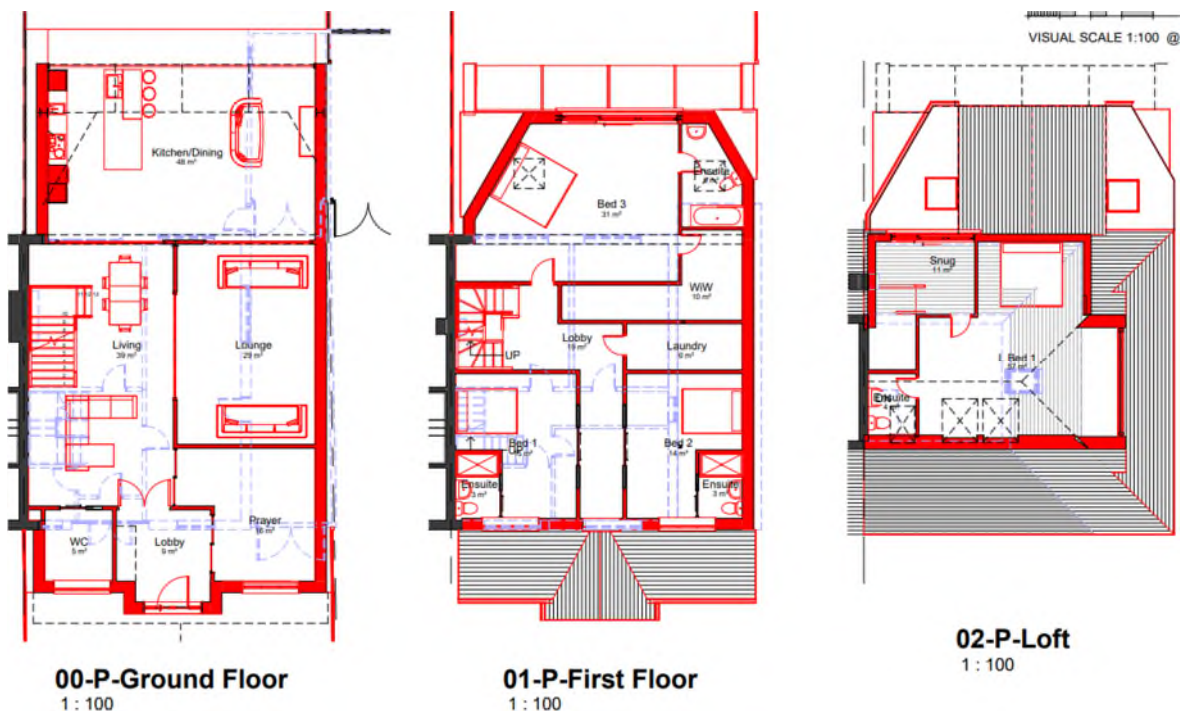
Views of the site facing east



Views of the south facing south

The dwellinghouse would be built using traditional materials, and sited in a similar location within the plot to the former dwellinghouse and would be built onto the retained sections of the front and rear facade of the former property on the site. 3 no. rooflights would be incorporated in the front roof slope, with a dormer sited within the rear roof slope.

There would be a single storey element which would project forward of the front facade of nos. 419 and 423 Wilbraham Road. The dwellinghouse would comprise living room, lounge, kitchen etc at ground floor with bedrooms on the upper floors.



Consultations & Notification Responses

Local residents – an email from a resident relating matters in respect of Building Regulations has been received and referred to Building Control officers for actioning. They also raised a query in respect of attending Planning committee meetings.

Environmental Health – Recommend that conditions relating to the submission of a construction management plan, acoustic insulation, external plant, watching brief for ground conditions, waste management, and the provision of an electric charging point.

Highway Services - have advised that:

TRIP GENERATION AND JUNCTION CAPACITY

- The proposed residential dwelling is unlikely to give rise to an additional level of vehicular trips. It is therefore accepted that the development is unlikely to generate any network capacity concerns.

SITE ACCESSIBILITY

- The site is located within an established residential area in close proximity to numerous bus services operating along Wilbraham Road.

PARKING AND ACCESS

- Driveway parking is proposed with retention/extension of the existing dropped-crossing providing access from Wilbraham Road. The proposed gates will open internally which is considered acceptable to Highways. Confirmation on the size of driveway provision should be provided, also considering the internal space to be taken-up by the inward-opening gates and bin store. Highways note that the submitted Application Form states that space for 4no. vehicles is proposed. Highways request min 7Kw EV charging provision for new residential dwellings. The applicant should demonstrate that a 2m pedestrian visibility splay at the driveway egress can be achieved in consideration of proposed boundary treatment.

OFF-SITE HIGHWAYS WORKS

- The proposed gates appear to provide a wider vehicular access point to the dwelling which does not fully align with the existing dropped-crossing due to the adjacent grassed verge. It is unclear whether widening of the dropped-crossing will be required.

Clarification/justification is requested.

REFUSE SERVICING

- A bin store is shown within the site boundary. It is expected that refuse servicing will continue in alignment with existing operations with servicing undertaken from Wilbraham Road.

CONSTRUCTION MANAGEMENT

- A brief Construction Management Plan should be provided detailing any impacts on the highway including vehicular and contractor parking associated with construction. A dilapidation survey should also be provided, including photographs and commentary on the condition of carriageway / footways in the vicinity of the site. It is recommended that the above is conditioned and attached to any planning permission that may be granted.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester (Tel: 0161 234 5004 / Email: highwaylicences@manchester.gov.uk).

Policy Context

National Planning Policy Framework (NPPF) (December 2024)

This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic objective - Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
 - ii. The social objective - Development should support strong, vibrant and healthy communities. It should foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
 - iii. The environmental objective - Development should protect and enhance the natural, built and historic environment. Including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).
- The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

Section 5 - Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community (paragraph 61). Paragraph 73 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built out relatively quickly.

Section 12 - Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment.

Planning Practice Guidance (PPG)

On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

- i. Consultation and pre-decision matters;
- ii. Health and well-being.

Places for Everyone (PfE)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. The development would not cause apparent harm to residential amenity, and thus would accord with the aspirations in policy JP-P6.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would improve the quality of the accommodation at the site.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1 and it is not considered that the development would unduly impact on exiting drainage.

Manchester's Local Development Framework: Core Strategy

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

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents
 - c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.

- d. Protect and enhance the built and natural environment.
- e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would relate appropriately to site and its context. The development would re-provide a dwelling house on the site without undue harm to the amenity of neighbouring residents, thereby broadly according with policy SP1.

Policy H6 (South Manchester) – states that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City. In this case, the development would deliver a coherent design response that would be appropriately related to the context of the site.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. The siting of the proposed development would preclude access to the rear garden. As such space to facilitate bin storage in the form of a bin store is proposed within the front curtilage of the dwellinghouse, which accords with policy EN19.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy;
- iii. Adequacy of internal accommodation and external amenity space;
- iv. Refuse storage and collection;
- v. Vehicular access and car parking.

It is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. Whilst the plans are annotated to reference the use of similar materials within the proposed development, as the former dwellinghouse has been demolished it is proposed to attach a condition to require the submission of materials prior to above ground works.

Guide to Development in Manchester Supplementary Planning Guidance

The Guide recognises the importance of an area 's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced. The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the

roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings

Issues

Principle

The site was formerly occupied by a semi-detached dwellinghouse, and as such the principle of residential development has been established.

It is considered that the development would be satisfactorily related to the surrounding context, in terms of its scale, proportions and relationship to the character of the locality.

Siting, scale and massing

The siting of the proposed dwelling house would be in a similar location to that of the former dwellinghouse on the site, but would incorporate single storey elements at the front and rear of the proposed development beyond the floor plate of former house on the site. The proposed single storey element which would project beyond the front façade of no.419 Wilbraham Road would be 2.09m in depth, increasing to 2.5m in depth where the lobby/hall entrance is located. This, however, would be set in the context of being located 8.3m from the front boundary of the curtilage of the proposed house, and therefore would not form an overly dominant feature in the street scene.

The current scheme whilst being a new building proposal reflects the quantum of development (size scale and massing) of the former house and extensions approved as part of application ref: 139469/FH/2024 (part two/single storey rear extension, two storey side extension, dormer extension to side and rear roof elevation and installation of roof lights to front and installation of gate to driveway), subject to conditions 02.05.2025.

The size and footprint of the proposed dwellinghouse is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

The two storey outrigger element to the rear elevation would be positioned away from the boundaries with the two neighbouring properties, and the window at first floor level in the rear elevation would incorporate a Juliette balcony.

The dwellinghouse would be constructed using traditional materials. Whilst the annotation on the elevations plan references the use of brick to match/be similar to the existing house, as the house is no longer in situ, it is recommended that a condition be attached to any consent to require the submission of the proposed materials prior to any above ground works. It is not considered that the configuration of proposed built form and its relationship to neighbouring properties would not be unduly harmful to residential amenity.

Visual Amenity

Given the residential character of the local area and that it is made up predominantly of two and three storey semi-detached and detached dwellings, it is not considered that erecting a replacement semi-detached dwellinghouse on this site would have an unduly detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Space Standards

The City Council adopted the Manchester Residential Quality Guidance in December 2016 and within that document reference is made to the use of a combination of the Nationally Described Space Standards and the London Housing Design Guide space standards to form Manchester's space standards for residential developments. For a dwelling of this size (4 bed and 3 storeys high) the guidance states that between 106 to 130m² of accommodation should be provided, depending on the number of people who would reside at the property. As 324m² of accommodation is to be provided the proposal exceeds Manchester's space standards.

Noise

Given the proposal is for a single dwelling and the domestic nature of the activity that would be associated with it, it is not considered that the proposal would give rise to significant levels of noise.

Air Quality

During the construction phase of the development there is the potential for air quality impacts. However, dust control measures in connection with a Construction Management Plan would reduce the potential air quality impacts from dust generated by earthworks, construction and trackout activities. It is considered that the attachment of a Construction Management condition to any approval would ensure that appropriate measures are implemented during the construction phase.

It is recognised that during the operational phase of the development there is the potential for air quality impacts as a result of vehicle exhaust emissions associated with traffic generated by the proposal, i.e. the comings and goings of residents and visitors to the site. However, given the proposal is for one dwellinghouse, the overall significance of potential impacts is considered to be low. As a result of the above and given the provision of a vehicle charging point, it is considered that the proposal would not have a detrimental impact upon the air quality levels experienced within the vicinity of the site.

Environmental Standards

A condition is recommended relating to the submission of details of appropriate environmental standards and associated renewable energy features.

Residential amenity

Whilst the development would respond to the changing household needs and enhance the quality of living space and be beneficial to the amenities of residents following its implementation, consideration needs to be had to any impacts to residential amenity to the adjoining occupiers.

The main two storey element of the proposed dwellinghouse would be sited in a similar location as the former house on this site. As described earlier, however, the proposed development would incorporate a single storey pitched roof element to the front elevation which would project forward of the front façade of the adjacent semi-detached dwellinghouse by 2.09m, and a single storey flat roofed element which would project circa 5.48m beyond the rear façade of no.291 Wilbraham Road.

In view that the elements of the scheme which would project beyond the floor plate of the previous house would be single storey in nature and set in the context of a reasonable sized front and large rear garden areas, it is not considered that the proposed development would give rise to significant impacts to residential amenity due to overshadowing, loss of privacy or massing. The principle of the size and nature of the proposed dwellinghouse has been established through the earlier consent ref: 139469/FH/2024, which sought extensions to and retention of the former dwellinghouse.

Furthermore, the distance from the proposed single storey rear extension to the rear boundary would be circa 17m.

It is further considered that the coming and goings to the proposed dwellinghouse would not be dissimilar to those associated with the previous house on the site, and would not give rise to residential disamenity.

Ground conditions

In view that this site has previously been occupied by a dwellinghouse, and no historic land conditions have been identified that might potentially affect the development it is recommended to attach a condition to require a watching brief in respect of ground conditions.

Flood risk

The site is in Flood Zone 1, and the development would not present potential additional flooding or drainage risks. Notwithstanding the above, it is still felt prudent to require details of the brick paving to the parking area to be submitted for approval to ensure that water run-off onto Wilbraham Road is prevented. A drainage channel in association with the brick paving is also shown on the submitted plans.

Access /Parking

Access from Wilbraham Road would be as existing. Following the observation from Highway officers, the planning agent has confirmed that there are no alterations or widening of the existing dropped crossing proposed as part of this application. The new gates are positioned to align with the current access arrangement, and the grassed verge will remain unaffected. The vehicular access point will continue to operate within the limits of the existing dropped crossing.

The comings and goings of residents' vehicles from the site are not considered to have an unduly detrimental impact upon the levels of pedestrian safety enjoyed along this section of Wilbraham Road. Given the domestic nature of the proposal and the anticipated vehicle movements associated with the day-to-day activity of such a property, it is not considered that the proposal would have a detrimental impact upon the levels of highway safety enjoyed along Wilbraham Road.

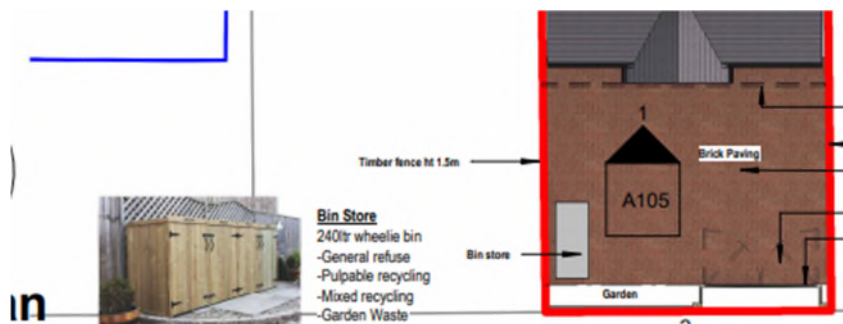
The area to the front of the proposed dwellinghouse would be hard surfaced with brick paving to provide off-street parking facilities for the future residents of the property. This level of provision is considered acceptable. A condition, however, is proposed to require samples of the materials to be approved prior to use.

In line with the comments of Highway Services, it is proposed to attach a condition to require the installation of an electric charging point.

Secure by Design – The proposal does not raise any issues. A condition, however, requiring the development to incorporate security measures is suggested in this instance.

Waste management

The proposal incorporates appropriate provision for domestic refuse and recycling storage. A dedicated bin store is provided within the curtilage of the property, positioned to the front of the house and limited screening from the front boundary treatment.



The storage area is of sufficient size to accommodate the standard council-issued wheeled bins (general waste, recycling, and garden/food waste).

Bins can be moved safely and directly to the kerbside on Wilbraham Road for collection on designated collection days without obstruction or detriment to neighbour amenity.

These arrangements are considered to be acceptable.

Landscaping

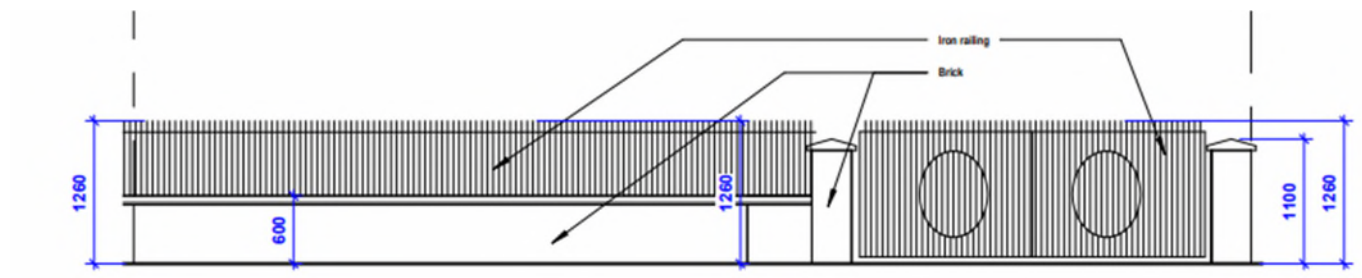
It is proposed to hard landscape the majority of the area in front of the house with brick paving and an associated channel drain to accommodate off street parking. It is recommended that a condition to require the submission of the finalised resurfacing treatment to be approved.

To the rear of the front boundary treatment a linear strip of garden is proposed.

To the rear of the house a patio area is proposed with the remainder of the rear garden laid to grass.

Boundary treatment

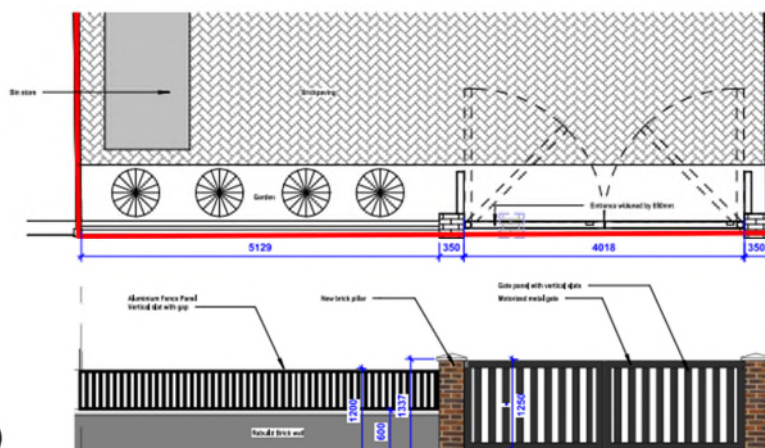
The existing boundary treatment comprises a low wall with railings above and double inward opening gates.



The proposal would the installation of a low brick wall with railings above, together with brick piers and gates. The overall height of the wall and railings would be 1.2m with the gates being 1.25m.

P-Front Boundary Wall Plan

1 : 50



P-Front Boundary Wall (Wilbraham Rd)

1 : 50

Whilst the site plan includes annotation referencing 1.5m timber fencing to side boundaries to the frontage of the property, no elevational design has been provided for consideration. However, as these would be permitted development, no condition is proposed to require the submission of design details. There is existing boundary treatment in situ to the rear garden area.

Disabled Access

Given the proposed floor area and layout of the accommodation (including a toilet at ground floor with sliding door and a floor area of 5 sq.m), the circulation space is considered sufficient to allow ease of access, for both wheelchair users and the ambulant disabled, throughout the dwelling.

Conclusion

The proposed development would accord with policy. Its design and appearance would be appropriately related to the site and neighbouring housing. The development would, therefore, be acceptable.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The original submission raised initial concerns about the potential need to amend current vehicular access crossovers. These matters have been satisfactorily resolved and the appropriate conditions have been attached.

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

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

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

2. The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 2025:

Proposed and Demolished Plans ref: A104 rev.F1

Received 23rd September 2025

Location and Site Plan ref: A101 rev.F1

Received 8th October 2025

Email from planning agent dated 13th November 2025 confirming no alterations or widening of the existing dropped crossing are proposed as part of this application.

Proposed Elevations plan ref: A108 rev.P1 received 14th November 2025

Existing and proposed boundary wall treatment (Wilbraham Road) ref: A112 rev.F2 received 15th 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 (2012).

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

- o Routing of vehicles.

- o Consideration of ongoing construction works and contractor parking in the locality.

- o Details of the location and arrangements for contractor parking;
- o Identify measures to control dust and mud, including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- o Identify measures to reduce noise emissions;

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

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

4) 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 (house elevations; vehicular hardstanding; boundary treatment to the Wilbraham Road frontage and patio area) hereby approved have been submitted to and approved in writing by the 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 Manchester Core Strategy (2012) and the requirements of the National Planning Policy Framework.

5) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

6a) Prior to above ground works a scheme for acoustically insulating the proposed residential accommodation against noise from traffic on Wilbraham Road shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before the dwelling house is occupied.

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

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

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26.

7a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

8) Prior to above-ground construction works details of the measures to be incorporated into the development to allow for the provision of an electric vehicle charging point shall be submitted to and approved by the City Council as Local Planning Authority. The approved charging point shall be provided prior to first occupation and retained thereafter.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

9) a) Prior to the commencement of above ground works an Environmental Standards Statement, which addresses sustainability ratings and the provision of renewable energy within the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be carried out in accordance with those details.

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

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4, EN6 and DM1 of the Manchester Core Strategy and the principles contained

within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

10) a) The bin store shall be implemented in accordance with the location as shown on plan ref: Location and Site Plan ref: A101 rev.F, as part of the development.

b) Finalised detailed designs of the proposed bin store shall be submitted to and approved by the City Council as local planning authority; the development shall be implemented in accordance with the approved scheme, and shall remain in situ whilst the dwellinghouse is occupied.

Reason - In the interests of amenity and public health, pursuant to policy DM1 in the Manchester Core Strategy (2012).

11) The boundary treatment to Wilbraham Road shall be implemented in accordance with the detail shown the Existing and Proposed Boundary Wall Treatment (Wilbraham Road) plan ref: A112 rev. F2 prior to the occupation of the development hereby approved and shall remain in-situ thereafter.

Reason - In the interests of residential amenity and pedestrian and highway safety, pursuant to policy DM1 in the Manchester Core Strategy (2012).

12) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no windows, doors or other openings shall be installed in the elevations of the development hereby approved, other than those shown on: Proposed and Demolished Plans ref: A104 rev.F1 received 23rd September 2025 and Proposed Elevations plan ref: A108 rev.P1 received 14th November 2025, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

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

Reason - In the 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 private residential purposes and to ensure the achievement of the public benefit identified pursuant to policies SP1, DM1, H6 and H11 of the Manchester Core Strategy and the guidance contained within National Planning Policy Framework including section 16.

14) 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, outbuildings or extensions including any alterations to the roof, shall be erected other than those expressly authorised by this permission.

Reason - To ensure the satisfactory development of the site and in the interest of residential and visual amenity, pursuant to policy DM1 of the Manchester Core Strategy (2012).

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

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the commencement of above ground works, details of security measures to be incorporated into the development to reduce the risk from crime shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with these approved details, prior to the occupation of the dwellinghouse and maintained in situ at all times thereafter.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

Informative

1. Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2. Construction/demolition works shall be confined to the following hours :

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

3. The applicant is advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester (Tel: 0161 234 5004 / Email: highwaylicences@manchester.gov.uk).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

5 Wyverne Road, Manchester, M21 0XF
3 Wyverne Road, Manchester, M21 0XF
326 Wilbraham Road, Manchester, M21 0UX
8 White Moss Avenue, Manchester, M21 0XU
6 White Moss Avenue, Manchester, M21 0XU
4 White Moss Avenue, Manchester, M21 0XU
330 Wilbraham Road, Manchester, M21 0UX
328 Wilbraham Road, Manchester, M21 0UX
425 Wilbraham Road, Manchester, M21 0UT
423 Wilbraham Road, Manchester, M21 0UT
419 Wilbraham Road, Manchester, M21 0UT
417 Wilbraham Road, Manchester, M21 0UT
10 White Moss Avenue, Manchester, M21 0XU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA