

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143655/JO/2025

Date registered valid: 6 August 2025

Proposal: Variation of Condition 2 (specified plans) and 22 (landscaping) attached 137994/FO/2023 to allow changes to bin store roof to omit green roof, omission of basements to house type D and E and associated railings to lightwells, type A properties omission of rear terraces and replacement of railing balustrading with glazed balustrading and ground floor window removed from rear elevation and patio doors increased in width, change in material type from granite to standard paviours

Address: Manchester Islamic High School for Girls, 55 High Lane, Manchester, M21 9FA

Ward(s): Chorlton Ward

Applicant: Cube Homes

Agent (if any): Abi Tucker, NJL Consulting

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 January 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 21 August 2025

Standard consultations:

Printed: 15 August 2025 Expired: 6 September 2025

Neighbour notifications

Printed: 15 August 2025 Expired: 6 September 2025

Site notice

Posted: 21 August 2025 Expired: 12 September 2025

Press advert

Published: 19 August 2025 Expired: 10 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and surroundings

The application site relates to a development site associated with host planning permission referenced 137994/FO/2023. The site, a former school comprises the main buildings set behind an existing car park fronting High Lane, including the original Carlton House and its 20th century extension and an L shaped projection that runs to the rear of property backing onto properties fronting onto Stockton Road.



View from High Lane

The site is bounded by High Lane to the north, to the east by Acres Road, to the south by a rear access alley which serves property to the south on Hardy Avenue and to the west by the rear gardens of dwellings fronting Stockton Road. Part of the site is positioned between two existing dwellings fronting Stockton Road. The site lies within Wilbraham Road/Edge Lane Conservation Area.



View from Stockton Road

Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane (Extension) Conservation Area 2007

Tree Preservation Order: No

Description of development

Planning permission is sought for the variation of condition 2 (specified plans) and 22 (landscaping) attached to planning permission referenced 137994/FO/2023 which allowed for the erection of 12 no. 2.5 storey dwellinghouses; a pair of three storey semi-detached dwellinghouses; a three storey building comprising 6 no. apartments; the retention and change of use of the existing mansion house, together with the erection of a two storey side extension to form 2 no. dwellinghouses; the creation of vehicular access points, associated landscaping, car parking and boundary treatment following the demolition of the other existing buildings and structures.

In this case, it is proposed to substitute the approved drawings to reflect proposed minor alterations. Namely, the omission of a green roof to the bin store, the omission of basements to house type D and E and the associated railings to lightwells and for House Type A, the omission of rear terraces, the replacement of railing balustrades with glazed balustrades, the removal of a ground floor window from the rear elevation and patio doors increased in width. It is also proposed to alter the approved landscaping scheme to allow a change in material type from granite to standard pavements.

The proposed changes can be summarised as follows:

Bin store

Sedum roof to bin store removed and replaced with a GRP detail.

Omission of Basements to House Type D–E

Site layout, floor plans and relevant elevation plans updated to remove railings from around basement lightwell.

Type A Properties

Omission of rear terraces

Replacement of railing balustrades with glazed balustrading

Ground floor window removed from the rear elevation and patio doors increased in width

Illustrative Street Scenes

Type A house types updated to reflect omission of rear terraces

Railings removed around the basement lightwell for House Types D-E

Landscape General Arrangement

Change from granite to standard pavements

Consultations & Notification Responses

Local Residents/Occupiers – 1 neutral representation has been received from a nearby resident requesting clarification on the proposed boundary treatment.

Environmental Health – No objection.

Flood Risk Management - On the basis that the proposed variation of conditions does not modify the previously approved surface water drainage strategy and does not alter the proposed permeable and impermeable areas, there is no objection.

Highway Services – No objection.

Publicity – The development was advertised in the Manchester Evening News as a major development affecting a Conservation Area. A site notice was placed next to the site boundary on High Lane.

Policy

The following policy and guidance is considered relevant to the consideration of this application.

Core Strategy

Policy SP1 (Spatial Principles)

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN3 (Heritage)

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)

Policy EN 8 (Adaptation to Climate Change)

Policy EN9 (Green Infrastructure)

Policy EN14 (Flood Risk)

Policy EN15 (Biodiversity and Geological Conservation)

Policy EN 16 (Air Quality)

Policy EN18 (Contaminated Land and Ground Stability)

Policy EN19 (Waste)

Policy H1 (Overall Housing Provision)

Policy H6 (South Manchester)

Policy H 8 (Affordable Housing)

Policy T1 (Sustainable Transport)

Policy T2 (Accessible Areas of Opportunity and Need)

Policy DM1 (Development Management).

Saved UDP policies

DC7- New Housing Development
DC18 – Conservation Areas
DC26 - Development and Noise

Places for Everyone Joint Development Plan

JP- S1- Sustainable development
JP- P2 - Heritage
JP- S2 – Carbon and energy
JP- S5 – Flood risk and the water environment
JP- H1 – Scale, distribution and phasing of new housing.
JP-C1- An integrated network
JP- H2- Affordability of new housing
JP- G9- A net enhancement of biodiversity and geodiversity
JP- S6- Clean Air

The Guide to Development in Manchester (SPD)

Residential Quality Guidance

National Planning Policy Framework and Consultation Draft (December 2025)

Issues

Principle and Impact to Visual Amenity

Given the nature of the changes, it is not considered that there would be any significant material impact to the character of the area or visual amenity.

Whilst undoubtedly the change would be noticeable compared to the original design, the proposed changes would not diminish the architectural merits of the development or raise any new planning issues or alter the conclusions of technical assessments approved as part of the original permission.

The approved sedum (green) roof to the bin store is proposed to be replaced with a Glass Reinforced Plastic (GRP) roofing detail. This amendment seeks to improve the practicality and long-term durability of the bin store structure. The proposed change is not considered to detract from the visual appearance or functionality of the bin store and is therefore deemed acceptable within the context of the approved scheme.

The basement levels previously approved for House Types D and E have been omitted from the revised proposal. This change does not affect the approved building heights, footprints, or external elevations. As such, there is no alteration to the visual appearance of the dwellings, and the overall design remains consistent with the principles previously agreed.

For the Type A properties, the rear terraces have been removed, and the previously approved railing balustrades have been replaced with glazed balustrading. While these elements differ from the original design, the changes are considered minor in nature and are not anticipated to result in any adverse impact on residential amenity.

Minor revisions are proposed to the paving materials within the approved Landscape General Arrangement Plan. In areas subject to vehicular movement, granite paving has been substituted

with more robust and durable standard pavements. This amendment does not alter the overall landscape layout or the balance between hard and soft landscaping and remains in accordance with the approved scheme.

In light of the above, the proposed amendments would therefore comply with all relevant, overarching policy and guidance and the conclusions of originally submitted technical assessments approved as part of the host permission would be the same. The proposed amendments are therefore satisfactory.

Conditions have been updated to take account of previously agreed discharge of condition applications.

S.106 Agreement

The host permission was subject to a legal agreement requiring affordable housing provision. A Deed of Variation to that agreement therefore forms part of this application.

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 application, and the application has been determined in accordance with the policies within the Development Plan.

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

1) The development must be begun not later than 2 April 2028.

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:

22114_HT_07 Rev A 2B4P Apartments
Air Quality Assessment BWB
Archaeological Desk Based Assessment Lanpro
Crime Impact Statement Greater Manchester Police
Demolition Survey AMC
Planning Statement NJL Consulting
Design and Access Statement MPSL
Statement of Community Involvement Communiti
Preliminary Roost Assessment and Ecological Walkover E3P
Nocturnal Bat Survey E3P
Phase 1 Report - Preliminary Risk Assessment RSK Geosciences
Phase 2 Geo-environmental Site Investigation RSK Geosciences
Tree Survey Tree Solutions
Arboricultural Impact Assessment and Method Statement Tree Solutions
Demolition Survey, Assessment and Register of Asbestos Containing
Materials Asbestos Management Consultancy Limited
Received 05.09.2023

NJL Consulting Supporting Cover Letter
MPSL Design and Access Statement Addendum (Reference: 22114_DAS_AD 01).
Statement of Community Involvement Addendum
Heritage Impact Assessment Lanpro Updated
Drainage Strategy Report Brennan Consult Drainage Layout updated
Streetscape Assessment Land Studio Updated
Environmental Standards Statement Watt Energy Updated
Noise Impact Assessment RS Acoustic Engineering Updated
Daylight, Sunlight and Overshadowing Assessment BWB Consulting Updated
Phase 2 Geo-environmental Site Investigation RSK Geosciences Supplementary
Phase 2 Site Investigation
Transport Statement SCP Transport Updated
Site Location Plan 22114_00
Boundary Treatment Details 22114_04
Type C_M4(2) 22114_HT_07 A
Received 15.01.2024

22114_03 REV C BOUNDARY TREATMENT LAYOUT
22114_06 REV B ILLUSTRATIVE SITE SECTIONS
22114_02 REV P4 ILLUSTRATIVE LAYOUT
22114_07 REV C WASTE MANAGEMENT PLAN
Received 13.05.2024

Type B 22114_HT_03 B
22114_HT_04_B HOUSE TYPE C PLANS & ELEVATIONS

Received 23.05.2024

Bin Store Detail 22114_08_REV D
Proposed Site Layout 22114_01_REV P6
Type A Elevations 22114_HT_01_REV D
Type A Floor Plans 22114_HT_02_REV D
Type D-E Floor Plans 22114_HT_05_C
Type D-E Elevations 22114_HT_06_C
Landscape General Arrangement 348-LST-XXXX-DR-L-0101 P04
Illustrative Street Scenes 22114_05_C
Received 06.08.2025

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) Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as Local Planning Authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN3 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the boundary treatment details listed within condition 2 above, prior to occupation of the development hereby approved, further boundary treatment details for the Acres Road frontage should be submitted to and agreed in writing by the City Council as Local Planning Authority. The further details shall include for a litter skirt provision for low level railing. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority, in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN3 and DM1 of the Manchester Core Strategy.

5) Prior to occupation, details of security measures shall be submitted to the Local Planning Authority and agreed in writing. The development shall not be occupied or used until the City Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime, pursuant to Policy DM1 of the Manchester Core Strategy.

6) The development hereby approved shall be implemented in full accordance with the measures as set out within the Energy Standards Statement Prepared by Watt Energy, received by the City Council as Local Planning Authority on 15 January 2024. 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 at each phase of the construction of the development, 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-EN7 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.

7) The development hereby approved shall be implemented in full accordance with the measures as set out within the Air Quality Assessment by BWB Consulting, received by the City Council as Local Planning Authority on 05 September 2023. 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 at each phase of the construction of the development, 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-EN7 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.

8) The development hereby approved shall only be implemented in accordance with the surface water drainage scheme agreed as part of discharge of condition application referenced CDN/25/0379.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 of the Manchester Core Strategy and the policies and guidance within the NPPF and NPPG.

9) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a. Verification report providing photographic evidence of construction as per design drawings;
- b. As built construction drawings if different from design construction drawings;
- c. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Manchester Core Strategy and the policies and guidance within the NPPF and NPPG.

10) Prior to first occupation of the development, the submitted cycle parking details shall be implemented in full and made available for use. The approved scheme shall remain available for use whilst the development is occupied.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

11) The car parking layout indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the buildings hereby approved being occupied. The car parks shall remain in use at all times thereafter.

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

12) Prior to occupation further details of the provision of electric vehicle charging points shall be submitted in writing for the approval of the Local Planning Authority. These charging facilities shall thereafter be retained for the use of the dwellings.

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

13) Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:

Footway/carriageway resurfacing,
Carriageway widening,
Details to be agreed of any necessary traffic calming and traffic regulation orders;
Dropped-kerbs/tactile paving.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

14) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

15) The development hereby approved shall only be implemented in accordance with the submitted Construction Management Plan agreed as part of discharge of condition application referenced CDN/25/0332.

Reason - In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

16) The submitted waste management strategy 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 residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

17) Before the development hereby approved is first occupied a Travel Pack shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Pack means a pack that includes:

Details of the nearest public transport services, journey planning etc.

Details of incentives to be offered to encourage the use of alternative modes of travel to the private car such as concessionary bus fares, discounted cycles, journey planning etc.

Any Travel Pack which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

18) No demolition of the building on site or removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be

harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

19) a. Before the development hereby approved is occupied external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as Local Planning Authority so as to control glare and overspill onto nearby residential properties.

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

Reason - To safeguard the amenities of the occupiers of nearby properties as specified in policies SP1 and DM1 of the Manchester Core Strategy.

20) a. The development hereby approved shall only be implemented in accordance with scheme of acoustic insulation agreed as part of discharge of condition application referenced CDN/25/0332.

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

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating having regard to

policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

21) a. 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 nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, having regard to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan.

22) The details of the hard and soft landscaping treatment scheme as set out within the approved drawing referenced Landscape General Arrangement 348-LST-XXXX-DR-L-0101 P04, received by the City Council as Local Planning Authority on 6 August 2025, shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

23) In this condition "retained tree" means an existing tree, which is to be as shown as retained in Arboricultural Impact Assessment prepared by Tree Solutions and received by the local planning authority on the 05.09.2023, this condition shall have effect until the expiration of 5 years from the date of the first occupation of the development.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

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

(c) The erection of fencing for the protection of any retained tree 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.

24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) none of the dwelling houses hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes)

Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families, pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

25) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels 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(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any

provision equivalent to that Class in any statutory instrument revoking and reenacting that Order with or without modification) other than the purpose(s) of Class C3(a). For the avoidance of doubt, this does not preclude two unrelated people (who are not part of a single household or otherwise) sharing a property.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework

26) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations or outbuildings shall be erected onto the dwellings within the development hereby approved other than those expressly authorised by this permission.

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

27) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (Permitted Development and

Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken save where it is authorised by the granting of planning permission.

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

28) a. The development hereby approved shall only be implemented in accordance with the local labour scheme agreed as part of discharge of condition application referenced CDN/25/0332.

b. Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour, pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy.

29) Prior to occupation of the development hereby approved the following windows:

Left Hand Side Elevation and Right Hand Side Elevation of the Townhouses proposed to Acres Road listed on plan 22114_HT_01 Rev C;

Side facing windows to the apartment building proposed to Stockton Road marked on plan 22114_HT_04;

Left Hand Side Elevation and Right Hand Side Facing Elevation windows to the semi detached properties facing onto High Lane listed on plan 22114_HT_03 Rev A;

Side facing windows to the mansion house conversion and extension shown on plan 22114_HT_05 Rev B;

shall be made fixed and obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

30) Prior to first occupation of any of the townhouses fronting Acres Road or the apartment building fronting Stockton Road hereby approved balconies shall be fitted with screens to both sides of the balconies proposed. Full details of the screens including the design shall first be agreed in writing with the Local Planning Authority. The screens shall be retained at all times thereafter.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Heritage & Urban Design
Greater Manchester Police
Greater Manchester Ecology Unit
Chorlton Civic Society

74 High Lane, Manchester, M21 9XF
Flat 1, 68 High Lane, Manchester, M21 9XF
Flat 8, 68 High Lane, Manchester, M21 9XF
Flat 4, 68 High Lane, Manchester, M21 9XF
Flat 4, 65 High Lane, Manchester, M21 9EE
56 Acres Road, Manchester, M21 9EB
Flat 3, 25 Stockton Road, Manchester, M21 9FB
66A Beech Road, Manchester, M21 9EG
Flat 3, 5 Stockton Road, Manchester, M21 9FB
Flat 1, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 3, 14 York Road, Manchester, M21 9HP
Flat 5, 14 York Road, Manchester, M21 9HP
Flat 4, 14 York Road, Manchester, M21 9HP
31 Acres Road, Manchester, M21 9EB
6 Hardy Avenue, Manchester, M21 9ER
1 Hardy Avenue, Manchester, M21 9ER
Flat 9, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
Flat 2, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
Flat 7, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
Flat 1, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
54A Beech Road, Manchester, M21 9EG
65 Acres Road, Manchester, M21 9EB
Flat 1, 60 Acres Road, Manchester, M21 9EB
60 Beech Road, Manchester, M21 9EG
58 Beech Road, Manchester, M21 9EG
Flat 6, 54 - 56 High Lane, Manchester, M21 9DZ
Flat 6, 60 - 62 High Lane, Manchester, M21 9DZ
Flat 4, 60 - 62 High Lane, Manchester, M21 9DZ
Flat C, 64 High Lane, Manchester, M21 9DZ
Flat 3, 66 High Lane, Manchester, M21 9DZ
17 Acres Road, Manchester, M21 9EB
12 Chequers Road, Manchester, M21 9DY
51 High Lane, Manchester, M21 9FA
7 Beale Grove, Manchester, M21 9DD
6 Beale Grove, Manchester, M21 9DD
5 Beale Grove, Manchester, M21 9DD
4 Beale Grove, Manchester, M21 9DD
10 Johns Close, Manchester, M21 9EH
Apartment 8, 17 Whitelaw Road, Manchester, M21 9HQ
Apartment 5, 17 Whitelaw Road, Manchester, M21 9HQ
Flat 10, 65 High Lane, Manchester, M21 9EE
Flat 3, 65 High Lane, Manchester, M21 9EE
4 Stockton Road, Manchester, M21 9ED
31 Stockton Road, Manchester, M21 9FB

14 Stockton Road, Manchester, M21 9ED
Flat 1, 7 Stockton Road, Manchester, M21 9FB
Flat 1, 14 York Road, Manchester, M21 9HP
Apartment 3, 17 Whitelow Road, Manchester, M21 9HQ
23 Acres Road, Manchester, M21 9EB
33 Acres Road, Manchester, M21 9EB
49 Acres Road, Manchester, M21 9EB
51 Acres Road, Manchester, M21 9EB
55 Acres Road, Manchester, M21 9EB
59 Acres Road, Manchester, M21 9EB
2 Hardy Avenue, Manchester, M21 9ER
Flat 1, 66 High Lane, Manchester, M21 9DZ
Flat 11, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
Flat 3, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
Flat 12, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
Flat 10, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
Flat 2, 68 High Lane, Manchester, M21 9XF
64 Beech Road, Manchester, M21 9EG
58A Beech Road, Manchester, M21 9EG
Flat 11, 60 - 62 High Lane, Manchester, M21 9DZ
Flat 9, 60 - 62 High Lane, Manchester, M21 9DZ
Flat 8, 60 - 62 High Lane, Manchester, M21 9DZ
10 Chequers Road, Manchester, M21 9DY
53 High Lane, Manchester, M21 9FA
5 Acres Road, Manchester, M21 9EB
7 Johns Close, Manchester, M21 9EH
6 Johns Close, Manchester, M21 9EH
Flat 1, 35 Stockton Road, Manchester, M21 9FB
Flat 5, 65 High Lane, Manchester, M21 9EE
Flat 12, 65 High Lane, Manchester, M21 9EE
Flat 1, 65 High Lane, Manchester, M21 9EE
1A Stockton Road, Manchester, M21 9FB
8 Stockton Road, Manchester, M21 9ED
Flat 11, 68 High Lane, Manchester, M21 9XF
5 Hardy Avenue, Manchester, M21 9ER
54 Acres Road, Manchester, M21 9EB
9 Hardy Avenue, Manchester, M21 9ER
58 Acres Road, Manchester, M21 9EB
21 Stockton Road, Manchester, M21 9FB
27 Stockton Road, Manchester, M21 9FB
Flat 2, 25 Stockton Road, Manchester, M21 9FB
Flat 1, 12 Stockton Road, Manchester, M21 9ED
Flat 1C, 9 Stockton Road, Manchester, M21 9FB
Flat 3, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 2, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 3, 12 York Road, Manchester, M21 9HP
12A York Road, Manchester, M21 9HP
17 Whitelow Road, Manchester, M21 9HQ
27 Acres Road, Manchester, M21 9EB
35 Acres Road, Manchester, M21 9EB
39 Acres Road, Manchester, M21 9EB
41 Acres Road, Manchester, M21 9EB
4 Hardy Avenue, Manchester, M21 9ER
Flat 6, 68 High Lane, Manchester, M21 9XF

Flat 1, 64 Beech Road, Manchester, M21 9EG
Flat 2, 64 Beech Road, Manchester, M21 9EG
Flat 3, 60 Acres Road, Manchester, M21 9EB
Flat 8, 54 - 56 High Lane, Manchester, M21 9DZ
Flat A, 64 High Lane, Manchester, M21 9DZ
Flat D, 64 High Lane, Manchester, M21 9DZ
6 Chequers Road, Manchester, M21 9DY
16 Chequers Road, Manchester, M21 9DY
25 York Road, Manchester, M21 9HP
14 Johns Close, Manchester, M21 9EH
2 Johns Close, Manchester, M21 9EH
4 Johns Close, Manchester, M21 9EH
58 High Lane, Manchester, M21 9DZ
Apartment 9, 17 Whitelow Road, Manchester, M21 9HQ
Apartment 2, 17 Whitelow Road, Manchester, M21 9HQ
Flat 7, 65 High Lane, Manchester, M21 9EE
Flat 8, 65 High Lane, Manchester, M21 9EE
1B Stockton Road, Manchester, M21 9FB
70 High Lane, Manchester, M21 9XF
7 Hardy Avenue, Manchester, M21 9ER
52 Acres Road, Manchester, M21 9EB
31A Stockton Road, Manchester, M21 9FB
Flat 4, 35 Stockton Road, Manchester, M21 9FB
3 Stockton Road, Manchester, M21 9FB
Flat 2, 12 Stockton Road, Manchester, M21 9ED
Flat 1, 5 Stockton Road, Manchester, M21 9FB
Flat 3, 7 Stockton Road, Manchester, M21 9FB
Flat 2B, 9 Stockton Road, Manchester, M21 9FB
11 Stockton Road, Manchester, M21 9FB
15 Whitelow Road, Manchester, M21 9HQ
53 Acres Road, Manchester, M21 9EB
61 Acres Road, Manchester, M21 9EB
8 Hardy Avenue, Manchester, M21 9ER
Flat 4, 60 Acres Road, Manchester, M21 9EB
Flat 2, 60 - 62 High Lane, Manchester, M21 9DZ
Flat 1, 60 - 62 High Lane, Manchester, M21 9DZ
Flat 7, 60 - 62 High Lane, Manchester, M21 9DZ
Flat 5, 66 High Lane, Manchester, M21 9DZ
11 Johns Close, Manchester, M21 9EH
17 Johns Close, Manchester, M21 9EH
9 Acres Road, Manchester, M21 9EB
11 Acres Road, Manchester, M21 9EB
Apartment 4, 17 Whitelow Road, Manchester, M21 9HQ
20 Stockton Road, Manchester, M21 9ED
Flat 6, 35 Stockton Road, Manchester, M21 9FB
Flat 13, 65 High Lane, Manchester, M21 9EE
Flat 18, 65 High Lane, Manchester, M21 9EE
Flat 15, 65 High Lane, Manchester, M21 9EE
2 Stockton Road, Manchester, M21 9ED
Flat 7, 68 High Lane, Manchester, M21 9XF
Flat 3, 68 High Lane, Manchester, M21 9XF
Flat 11, 65 High Lane, Manchester, M21 9EE
12 Hardy Avenue, Manchester, M21 9ER
11 Hardy Avenue, Manchester, M21 9ER

17 Stockton Road, Manchester, M21 9FB
Flat 3, 35 Stockton Road, Manchester, M21 9FB
Flat 3, 12 Stockton Road, Manchester, M21 9ED
16 - 18 Stockton Road, Manchester, M21 9ED
Flat 5, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
54B Beech Road, Manchester, M21 9EG
54C Beech Road, Manchester, M21 9EG
Ground Floor, 62 Beech Road, Manchester, M21 9EG
Flat 3, 60 - 62 High Lane, Manchester, M21 9DZ
60 - 62 High Lane, Manchester, M21 9DZ
13 Acres Road, Manchester, M21 9EB
1 Johns Close, Manchester, M21 9EH
12 Johns Close, Manchester, M21 9EH
16 Johns Close, Manchester, M21 9EH
7 Acres Road, Manchester, M21 9EB
1 Beale Grove, Manchester, M21 9DD
Flat 3, 54 - 56 High Lane, Manchester, M21 9DZ
Flat 2, 54 - 56 High Lane, Manchester, M21 9DZ
Apartment 6, 17 Whitelow Road, Manchester, M21 9HQ
Flat 9, 65 High Lane, Manchester, M21 9EE
Flat 2, 65 High Lane, Manchester, M21 9EE
6 Stockton Road, Manchester, M21 9ED
10 Stockton Road, Manchester, M21 9ED
Flat 10, 68 High Lane, Manchester, M21 9XF
Flat 5, 68 High Lane, Manchester, M21 9XF
19 Stockton Road, Manchester, M21 9FB
29 Stockton Road, Manchester, M21 9FB
5A Stockton Road, Manchester, M21 9FB
Flat 6, 13 - 15 Stockton Road, Manchester, M21 9FB
13 Whitelow Road, Manchester, M21 9HQ
Flat 6, 14 York Road, Manchester, M21 9HP
43 Acres Road, Manchester, M21 9EB
45 Acres Road, Manchester, M21 9EB
47 Acres Road, Manchester, M21 9EB
57 Acres Road, Manchester, M21 9EB
3 Hardy Avenue, Manchester, M21 9ER
10 Hardy Avenue, Manchester, M21 9ER
Flat 7, 66 High Lane, Manchester, M21 9DZ
68 High Lane, Manchester, M21 9XF
67 Acres Road, Manchester, M21 9EB
56A Beech Road, Manchester, M21 9EG
54 - 56 High Lane, Manchester, M21 9DZ
Flat 7, 54 - 56 High Lane, Manchester, M21 9DZ
Flat 10, 60 - 62 High Lane, Manchester, M21 9DZ
Flat 5, 60 - 62 High Lane, Manchester, M21 9DZ
64 High Lane, Manchester, M21 9DZ
21 Acres Road, Manchester, M21 9EB
15 Johns Close, Manchester, M21 9EH
49 High Lane, Manchester, M21 9FA
3 Beale Grove, Manchester, M21 9DD
2 Beale Grove, Manchester, M21 9DD
22 Groby Road, Manchester, M21 9GQ
8 Johns Close, Manchester, M21 9EH
Flat 5, 54 - 56 High Lane, Manchester, M21 9DZ

19 Whitelow Road, Manchester, M21 9HQ
Flat 14, 65 High Lane, Manchester, M21 9EE
Flat 6, 65 High Lane, Manchester, M21 9EE
Flat 17, 65 High Lane, Manchester, M21 9EE
1 Stockton Road, Manchester, M21 9FB
63 High Lane, Manchester, M21 9EE
61 High Lane, Manchester, M21 9EE
23 Stockton Road, Manchester, M21 9FB
Flat 1, 25 Stockton Road, Manchester, M21 9FB
66C Beech Road, Manchester, M21 9EG
Flat 2, 7 Stockton Road, Manchester, M21 9FB
Flat 8, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 4, 13 - 15 Stockton Road, Manchester, M21 9FB
13 - 15 Stockton Road, Manchester, M21 9FB
Flat 1, 12 York Road, Manchester, M21 9HP
Flat 2, 14 York Road, Manchester, M21 9HP
Apartment 1, 17 Whitelow Road, Manchester, M21 9HQ
37 Acres Road, Manchester, M21 9EB
Flat 8, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
A Constantino Rear Of 68, High Lane, Manchester, M21 9EF
First Floor, 62 Beech Road, Manchester, M21 9EG
Flat 2, 60 Acres Road, Manchester, M21 9EB
56 Beech Road, Manchester, M21 9EG
Flat 10, 54 - 56 High Lane, Manchester, M21 9DZ
Flat E, 64 High Lane, Manchester, M21 9DZ
14 Chequers Road, Manchester, M21 9DY
9 Beale Grove, Manchester, M21 9DD
40 High Lane, Manchester, M21 9DZ
9 Johns Close, Manchester, M21 9EH
Apartment 7, 17 Whitelow Road, Manchester, M21 9HQ
22 Stockton Road, Manchester, M21 9ED
Flat 2, 35 Stockton Road, Manchester, M21 9FB
65 High Lane, Manchester, M21 1EE
72 High Lane, Manchester, M21 9XF
Flat 9, 68 High Lane, Manchester, M21 9XF
50 Acres Road, Manchester, M21 9EB
33 Stockton Road, Manchester, M21 9FB
Flat 2, 5 Stockton Road, Manchester, M21 9FB
Flat 3A, 9 Stockton Road, Manchester, M21 9FB
Flat 7, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 5, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 2, 12 York Road, Manchester, M21 9HP
25 Acres Road, Manchester, M21 9EB
29 Acres Road, Manchester, M21 9EB
63 Acres Road, Manchester, M21 9EB
27 York Road, Manchester, M21 9HP
Flat 6, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
Flat 4, Denbigh Villas, 57 - 59 High Lane, Manchester, M21 9FA
54 Beech Road, Manchester, M21 9EG
Flat 3, 64 Beech Road, Manchester, M21 9EG
Flat 9, 54 - 56 High Lane, Manchester, M21 9DZ
Flat 4, 54 - 56 High Lane, Manchester, M21 9DZ
Flat B, 64 High Lane, Manchester, M21 9DZ
Flat 6, 66 High Lane, Manchester, M21 9DZ

Flat 4, 66 High Lane, Manchester, M21 9DZ
Flat 2, 66 High Lane, Manchester, M21 9DZ
15 Acres Road, Manchester, M21 9EB
19 Acres Road, Manchester, M21 9EB
8 Chequers Road, Manchester, M21 9DY
25A York Road, Manchester, M21 9HP
St John's Parish Centre, Chequers Road, Manchester, M21 9DX
8 Beale Grove, Manchester, M21 9DD
5 Johns Close, Manchester, M21 9EH
3 Johns Close, Manchester, M21 9EH
Flat 11, 54 - 56 High Lane, Manchester, M21 9DZ
Flat 5, 35 Stockton Road, Manchester, M21 9FB
Flat 16, 65 High Lane, Manchester, M21 9EE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Wilbraham Road/Edge Lane (Extension) Conservation Area 2007
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA