MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144020/FO/2025
Date registered valid:	22 September 2025
Proposal:	Erection of two storey dwellinghouse (Class C3) with associated landscaping and boundary treatment
Address:	Land Adjacent To 57 Grimshaw Lane, Manchester, M40 2AX
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Mr Peter Hargreaves, LPLP Properties Ltd
Agent (if any):	Miss Robyne Marsden, Plans 2 Extend Ltd
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	2 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 16 October 2025

Standard consultations:
Printed: 14 November 2025 Expired: 5 December 2025

Neighbour notifications
Printed: 1 October 2025 Expired: 22 October 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site comprises of a parcel of land situated at the northern end of a terrace of four houses. The site adjoins 57 Grimshaw Lane. The site is predominantly cleared apart from a brick outbuilding sited adjacent to the eastern boundary. The site is situated on the east side of Grimshaw Lane and is adjoined to the north by a playground. Terraced housing is located to the east of the site. A vacant public house is located close to the site at the junction of Grimshaw Lane and Bower Street. Notwithstanding the above, the wider area has a number of commercial and industrial uses, including an industrial building located opposite the site on the western side of Grimshaw Lane. Neighbouring houses providing accommodation over two floors with roof space accommodation. The houses have brick elevations with slate roofs and front dormers and two storey outriggers projecting into enclosed rear yards.



Fig.1 – Views of the application site

Description of development

The proposed development would involve:

i. The erection of two storey house with roof space accommodation and a part single, part two storey extension. The development would be sited in open space positioned adjacent to the side elevation of No 57. The development would adjoin the side elevation of No 57, adding an additional unit to a terrace of existing houses.
ii. The design of the development has been informed by neighbouring houses and would incorporate red brick elevations and a grey tiled roof. The roof composition would reflect the existing terrace, in terms of the pitch to the main roof and rear extension and the height of the proposed eaves and ridge line. The incorporation of a front bay and dormer extension further reflects the character of neighbouring houses.
iii. The proposed houses would follow the established building formed by neighbouring houses. The proposed siting would facilitate to the formation of a small garden area and enclosed with allow wall incorporating a pedestrian gate opening.
iv. The rear of the proposed house would incorporate a part single part two storey rear extension that would adjoin the outrigger to No 57. The extensions would correspond to the rear building line of the adjoining outrigger. The two storey element would also be related to the eaves and ridge line of the adjoining outrigger. The rear extensions would incorporate lean-to roofs.
v. The rear extension would have projection of 5.8 metres allowing the formation of a rear yard that would provide bin and cycle storage and access to an alleyway adjacent to the eastern boundary.
vi. The front boundary would be enclosed by a low wall. The house would be sited along the northern boundary. The rear yard would be enclosed by a 2 metre high wall.

Internally, the proposed layout would incorporate:

i. Ground floor – Hallway, living room sitting room, WC, utility, kitchen, dining room and storage.
ii. First floor – Three bedrooms, en suit bathroom and bathroom.
iii. Roof space – One bedroom and bathroom.

The constraints of the site, in common with neighbouring houses, would not accommodate off-street car parking.



Fig.2 – Proposed elevations

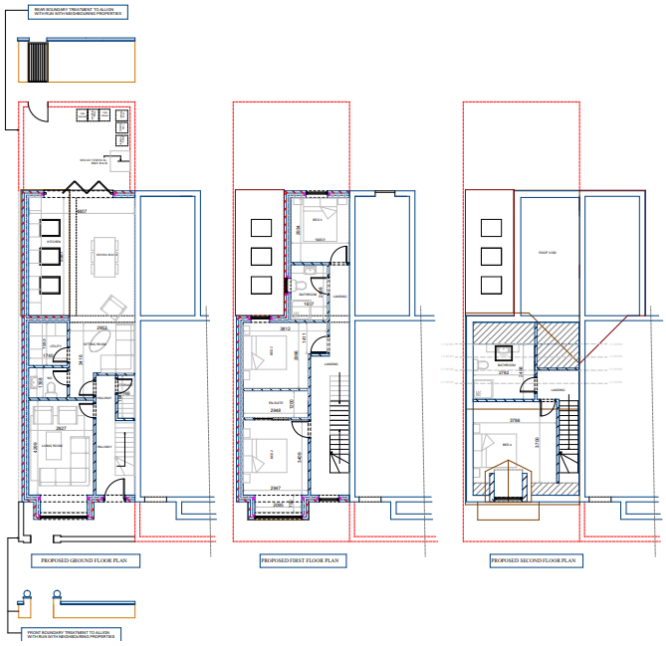


Fig.3 – Proposed layout

Site history

140785/FO/2024: Refused - 28.11.2024
57 Grimshaw Lane, Manchester, M40 2AX.
Erection of a three storey end terrace building to form 6no. 1 bedroom studio flats to form short term holiday let accommodation.

Consultations & Notification Responses

Local residents – One email has been received requesting the incorporation

Highway Services – The following comments have been received.

i. The levels of traffic generated by the proposed used would not be significant and should not affect highway capacity.
ii. The site is accessible by sustainable modes and regular bus services are available within walking distance from the site.
iii. There is no on-site car parking associated with the development and as such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street.
iv. Pedestrian access to the site is to be provided from the new entrance via Grimshaw Lane.
v. Appropriate cycle storage should be provided and conditioned.
vi. It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable to a hight of 600mm above ground level to ensure adequate visual permeability for child pedestrians.
vii. All gated accesses should have inward opening gates to ensure they do not impact on the adopted footway or highway.
viii. Although waste storage is acceptable, collection arrangement should be confirmed.
ix. A construction management plan should be conditioned.

Environmental Health – The following comments have been received:

i. The development should be related to a land contaminated condition.
ii. The development should be related to a waste and recycling plan condition.
iii.

United Utilities Water PLC – No objection but request and informative is forwarded to the applicant.

Flood Risk Management Team – The requested to provided raised finished floor levels to address potential surface water flooding have been assessed and are acceptable. These details should be conditioned. A specific drainage condition should also be conditioned.

Cadent – No objection.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.
The Framework re-affirms that the planning system has the following objectives (paragraph 16):

a. An economic objective
b. A social objective –health, social and cultural well-being; and
c. An environmental objective.

Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.
As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

Chapter 6 - Delivering a sufficient supply of homes
Chapter 15 - Promoting sustainable transport
Chapter 16 - Promoting healthy communities

The following chapters of the NPPF, adopted December 2024, are also relevant:

i. Chapter 5 - Delivering a sufficient supply of homes - Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes, a sufficient amount and variety of land can come forward where it is needed. It also states that 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). The proposal provides an opportunity for the delivery of an appropriately designed, small scale development, which would respond positively to section 5.

ii. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96b). The development has demonstrated that the development would achieve satisfactory

natural surveillance and appropriate boundary treatments. An informative has been included to ensure the inclusion of security measures that accord with ‘Secured by Design’ standards. The development would thereby accord with section 8.

iii. Chapter 9: Promoting sustainable transport - States (in paragraph 115) that in assessing specific applications for development, it should be ensured that:

a) Appropriate opportunities to promote sustainable transport modes are prioritised;
b) Safe and suitable access to the site can be achieved for all users.

It is considered that, given the magnitude of the development, the generation of traffic and vehicular movement would be predictable and capable of being accommodated within the local highway infrastructure. In common with neighbouring housing, the development would not be supported with off-site car parking, but cycle storage would be provided. The site is in a sustainable location benefitting from access to the local bus network. On balance, the impact of traffic impacts would be proportionate, and section 9 would be appropriately accorded with.

iv. Chapter 11: Making effective use of land - States that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (paragraph 124). The use of previously developed or 'brownfield' sites is encouraged. The proposal would positively respond to this objective and thereby accords with section 11.

v. Chapter 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). It is considered that the development would achieve an appropriately designed house of a proportionate scale and massing and a satisfactory relationship to the surrounding context. The development would not unduly harm the amenities of the area and section 12 would thereby be accorded with.

vi. Chapter 14: Meeting the challenge of climate change, flooding and coastal change - States (in paragraph 164) that new development should:

a. Avoid increased vulnerability to the range of impacts arising from climate change;
b. Help to reduce greenhouse gas emissions, such as through its location, orientation and design.

It is considered that sustainable drainage could be potentially delivered along with design that would deliver satisfactory reductions in carbon emissions.

Planning Practice Guidance - 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. In considering this application the following aspects of the PPG have been appropriately responded to:

i. Consultation and pre-decision matters - The PPG reasserts that local planning authorities are required to undertake a formal period of public consultation, prior to deciding a planning application. All necessary local consultation has been undertaken.

ii. Design - Good quality design is an integral part of sustainable development. It is considered that the development presents a contemporary building with a configuration that balances the functional requirements of the proposed mix of uses within a coherent design. The design of the development is considered to be appropriate for the reasons set out in this report. The above objectives would not, therefore, be accorded with.

iii. Flood Risk Planning and Flood Risk - The potential for increase flood risk has been appropriately assessed and necessary conditions attached to secure satisfactory drainage.

iv. Health and well-being - States those local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in planning decision making. In this case, the operation of the development would be appropriately related to its immediate residential context and the above objectives would be accorded with.

vi. Land affected by contamination - The risk of land contamination has been assessed by Environmental Health, and it is considered that a comprehensive contaminated land remediation scheme could be delivered by condition.

vii. Noise - Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. Noise impacts would be addressed by condition.

viii. Biodiversity net gain (BNG) – Sets out the mechanism for the delivering improvements to bio-diversity. For the reasons set out below to the development would be exempt from a BNG contributions

Places for Everyone (PfE) 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.

The following policies are relevant:

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. It is considered that the development would result in an overly intensive use of the site. It would thereby generate levels of activity, noise and disturbance that would be commensurate with residential occupation reflecting the character of housing in the locality. Policy JP-P6 would be positively responded to.

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 achieve a satisfactory quality of the accommodation that would encourage sustained future occupation. Policy JP-S1 would be accorded with.

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 but affected by potential surface water flooding. The development has been related to

conditions to address issues relating to flood risk and drainage to secure accordance with policy JP-S4.

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity – States that, through local planning and associated activities, a net enhancement of biodiversity resources will be sought. In this case, the development site has no apparent bio-diversity value and would be exempt from a bio-diversity net gain (BNG) contribution.

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 policies are relevant to the proposed development:

Policy SP 1 Spatial Principles - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:
a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

The development would positively contribute the quality of built form and deliver a use that would contribute formation of a sustainable community The development would thereby be positively related to policy SP1.

Policy EN8 Adaptation to Climate Change - States that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In this case, details of the potential environmental performance of the building have not been received. However, it is anticipated that the development could secure appropriate carbon emissions through compliance with the current building regulations.

Policy EN 15 Biodiversity and Geological Conservation – States that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity. In this case the site does not have a notable bio-diversity contribution and would be exempt from BNG. A condition has been included requiring the provision of a bat and bird box.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
ii. The sustainable waste management needs of the end user will be met.

The proposed waste and recycling management measures would fulfil Council requirements for relevant commercial storage and collection arrangements. Policy EN19 would therefore not be complied with.

Policy H 1 Overall Housing Provision – Details measures to ensure that the City's housing objectives are met, including the delivery of family housing.

Policy H4 East Manchester – Identifies the priorities for the delivery of housing in the area that includes the application site. This includes the delivery of family housing.

The development would accord positively to policies H1 and H4.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. The development would not be supported with off-street car parking but is within walking distance of bus routes The site has the capacity to accommodate cycle storage.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues, which are relevant to the consideration of the development:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding areas;
- Effects on amenity;
- Accessibility - In relation to inclusive access for guests and availability of sustainable transport modes;
- Community safety and crime prevention;
- Design for health;
- Refuse storage and collection.

As discussed below, the development would achieve a development with an appropriately design and composition, which would reflect the characteristics of neighbouring built form and maintain the amenities of neighbouring and future residents. Inclusive access would not be deliverable due to the constraints of the site. Appropriate bin storage would be provided. The development has the capacity to incorporate measures to secure the development through the incorporation security measures Policy DM1 would be satisfactorily responded to.

Unitary Development Plan (UDP) saved policies -The following saved UDP policies are relevant:

Policy DC7 (New Housing Development) - States that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. Policy DC7 also requires that a satisfactory quality of development is achieved. In this case, the discussed constraints of the site would not facilitate inclusive access.

Policy 26: Development and noise

Policy DC26.1 – Seeks to manage the impact of noise associated with development through the consideration of:

a. The effect of new development proposals which are likely to be generators of noise; and

b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.5 – States that the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development.

The development would be related to a condition to secure appropriate noise attenuation to secure accordance with policy DC26.

Manchester Residential Quality Guidance (MRQG) - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live. It also seeks to raise the quality of life across Manchester. The guidance is relevant to all stages of the development process, including construction and operational management. The proposed development would meet the relevant space criteria as set out in the guidance. The quality of the design and layout of the development and quality of design would positively contribute to the character of the local area, encourage sustained long-term occupation and thereby secure compliance with the MRQG. The development would marginally exceed the space criteria for a four bedroom, eight person dwellinghouse over three storeys. The quality of the elevation design and magnitude and composition of proposed built form would also be satisfactorily related to the MRQG.

Positive and proactive engagement with the applicant – The application has been determined within the statutory timescale. In this instance the principle of the application proposals is contrary to the adopted development plan and would not improve the social or environmental conditions of the area. In this case, officers have engaged with the applicant's 'agent to ensures that sufficient details have been provided in relation to measures to manage flood risk. The submitted and supplementary information has facilitated the assessment and positive determination of the development.

Principle of the development - The proximity of neighbouring industrial units is acknowledged along with traffic movements along Grimshaw Lane. However, the development would be related to an immediate context of residential uses. The development would be appropriately related to and existing residential terrace in terms of its siting, scale and magnitude. The principle of the development would be acceptable.

Future use of the development – A condition has been included to ensure that the development is occupied as one, four bedroom dwellinghouse as detailed in the approved drawing (Class C3). A separate condition is attached to prevent the use of the property as a Class C4 (HMO).

Achieved internal space – The development would marginally exceed the required 130 sq metres internal space for a 8 person, 4 bedroom house over three storeys. The proposed layout would encourage sustained occupation and would be acceptable.

Residential amenity – The development would achieve an appropriate standard of design and quality of internal and amenity space, which would encourage sustained occupation. The siting of the development and arrangement of windows would safeguard the amenity of neighbouring residents. A condition has been included to ensure glazing to the proposed bathroom window. Appropriate amenity space would be provided.

Siting – The principal elevation would be appropriately related to the forward building of the existing terrace. The side elevation would be positioned adjacent to the northern boundary. The proposed rear extension would have a projection of 5.8 metres, which would be significant but equivalent to the siting of the existing outrigger at No 57. This arrangement reflects the characteristics of neighbouring built form and securing appropriate amenity space within the proposed rear yard. The resulting relationship to houses to the east of the site would reflecting the characteristic arrangement of existing houses maintaining 9.3 metres. However, to avoid potential loss of privacy to the nearest first floor rear windows to the outrigger of No 60 Duoro

Street, a condition has been included to ensure that the first floor bedroom window to the two storey window is obscure glazed to a height of 1700 mm above internal floor levels. The siting of the development would be acceptable subject to the included conditions.

Scale and massing – The development has been appropriately related to the scale and proportions of neighbouring houses. The front dormer extension would be proportionate and satisfactorily related to the principal roof plane. The arrangement of the rear roofscape would be satisfactorily related to the main roof and its ridge line and eaves. The scale and massing of the development would be acceptable.

Design and layout – The proposed design has been suitably informed by and related to existing neighbouring houses. This included the composition, style and character of the neighbouring fenestration, including windows design. Similarly, the arrangement of the proposed roofscape would secure a cohesive relationship to the neighbouring terrace. A condition has been included to ensure the approval and implementation of materials. The proposed design is considered to be acceptable.

Security and crime reduction – The submission demonstrates that the development can be supported with boundary treatments to secure demarcation of public and private space, thereby helping to secure the site. Appropriate natural surveillance would be achieved. A condition is included to ensure that the development is supported with appropriate security measures.

Inclusive access – The development would incorporate steps to the proposed external doorways. This arrangement is required to meet the requirements of the Flood Risk Management Team. The constraints of the site would not facilitate the provision of access ramps to address this issue. Inclusive access could not be delivered as part of the development. However, its absence, in this case, would be offset by the benefits of delivering a house suitable for family occupation.

Boundary treatment – The proposed enclosure of the site using brick walls would be acceptable. The materials would match the brickwork of the main house and this would be delivered through the materials condition. A condition has been included to ensure the approval of final details of gates to the front and rear boundary.

Highways issues – It is acknowledged that the development would not be supported with off-street car parking. However, the site is within walking distance of bus routes to and from the city centre (running along Oldham Road and Briscoe Lane). The development would be related to occupancy as a single dwellinghouse and it is considered that there is capacity to accommodate car parking demands generated by the development. The development would be acceptable in relation to its highway impacts.

Cycle storage – The applicant has indicated the provision of cycle storage in the proposed rear yard. A condition has been included to ensure the submission and approval of appropriate cycle rack appropriate specification.

Construction management (CMP)– A pre-commencement condition has been included to ensure the Implementation of the development in accordance with an appropriate CMP. This is condition is required in the interest of highway safety and residential amenity.

Flood risk and drainage – The site has been identified as being susceptible to surface water flooding. To address this issue (and to address FRMT comments) the development has been amended to incorporate raised floor levels to a height of 225 mm. The resulting incorporation of steps to entrances, which would be appropriate given the identified constraints of the site. The

delivery of required finished floor levels has been conditioned. The drainage condition requested by FRMT has also been conditioned.

Bio-diversity net gain (BNG) –. The site comprises of an outbuilding with broken hard surfacing, limited vegetation and no tree planting. The development does not impact a priority habitat and has an impact on less than 25 square metres of onsite habitat, or 5 metres of linear habitats such as hedgerows. The development is therefore subject to the de minimis exemption, i.e., an assessment for a potential BNG contribution is not required. Given the extent of the coverage and limited external space there would be limited scope for landscaping or tree planting within the site.

Bio-diversity enhancement – A condition has been included requiring the inclusion of bat and bird boxes as part of the development.

Ground conditions – A pre-commencement condition has been included to ensure that conditions affecting the implementation of the development are mitigated as part of the implementation of the development.

Waste and recycling management – The rear yard has the capacity to accommodate the required number of bins and an appropriate collection point from Bower Street via the adjacent alleyway. These arrangements would be appropriate.

Noise – The site is location in relatively close proximity to noise generating commercial uses. In response the development has been related to a condition to secure appropriate noise attenuation of the proposed house.

Construction management plan – A pre-commencement condition has been included to secure the appropriate management of the construction phase of the development.

Conclusion – The proposed development would be acceptable and would be appropriately related to the immediate residential context of the application site. The development would achieve a satisfactory design and layout that would encourage the sustained occupation of the development. The development would thereby 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 polices 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 engaged with the applicant's 'agent to ensures that sufficient details have been provided in relation to measures to manage flood risk. The submitted and supplementary information has facilitated the assessment and positive determination of the development.

Condition(s) to be attached to decision for approval

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 Chapter 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawing and documents received by the City Council as local planning authority on 22 September 2025 and 27 November 2025.

Existing and proposed elevation and layout drawing Ref: P2E030518 received 27 November 2025.
Proposed site plan with red edge.

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

3) Before the commencement of above ground construction works, a scheme shall be submitted to and approved in writing by the City Council as local planning authority providing until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed in accordance with the approved details, which shall be maintained in situ thereafter.

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

4) The authorised development relates to the erection of one, four bedroom dwellinghouse as detailed in the approved drawing (Class C3).

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

5) 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 part of the residential units 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 2015, 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) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs 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 Core Strategy for the City of Manchester.

6) 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 reenacting that Order with or without modification), no *extensions (Class A), roof additions (Class B), roof alterations (Class C), porches (Class D), outbuildings (Class E), hard surfaces (Class F), chimneys, flues, etc. (Class G), microwave antennae (Class H)]* shall be erected 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 Core Strategy for the City of Manchester.

7) 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 reenacting that Order with or without modification), no windows, doors or other openings shall be installed in the ground and first floor of the northern and eastern elevations of the development hereby approved, 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 Core Strategy for the City of Manchester.

8) Before the occupation of the development the bathroom window as indicated on the approved drawing Ref: Existing and proposed elevation and layout drawing Ref: P2E030518 received 27 November 2025 and within the first floor side (northern) elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

9) Before the occupation of the development the first floor bedroom window in the rear (eastern) elevation shall be obscure glazed to a height of 1700 mm above internal floor level (as shown on Ref: Existing and proposed elevation and layout drawing Ref: P2E030518 received

27 November 2025) and to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

10) Before the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include:

i. Measures to control noise and vibration;
ii. Dust suppression measures;
iii. Compound locations where relevant;
iv. Details of an emergency contact telephone number
v. A community consultation plan and
vi. Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

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

11) The development shall be implemented in accordance with the finished floor levels detailed on drawing Ref: Existing and proposed elevation and layout drawing Ref: P2E030518 received 27 November 2025, which shall be maintained in situ thereafter.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 and EN17 of the Core Strategy for City of Manchester.

12) Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:
i. Finalised surface water drainage layout including all components, levels and connectivity.
ii. Evidence of connection approval in principle.
iii. Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 and EN17 of the Core Strategy for City of Manchester.

13) a. Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b. Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c. In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/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 DM1 and EN18 of the Core Strategy for the City of Manchester.

14) Upon occupation of the development the arrangements for waste and recycling as detail in document referenced: Existing and proposed elevation and layout drawing Ref: P2E030518 received 27 November 2025 shall be fully implemented and maintained in situ thereafter.

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 Core Strategy for the City of Manchester.

15) Before the occupation of the development details of the appearance and specification of secured of cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The approved cycle storage shall be installed in the position shown on drawing referenced Existing and proposed elevation and layout drawing Ref: P2E030518 received 27 November 2025 before the occupation of the development and maintained in situ thereafter.

Reason - To ensure that adequate provision is made for cycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

16) a) Prior to any above ground works, a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and

night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

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

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

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

Reason - To secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

17) Notwithstanding the detail of drawing referenced: Existing and proposed elevation and layout drawing Ref: P2E030518 received 27 November 2025 before the occupation of the development, details of appearance and specification of gates to be incorporated into the western and eastern boundary walls shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented before occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

18) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision of measures to improve on-site security and to reduce the risk of crime. The scheme shall review existing security arrangements and detail related improvements that can be incorporated into the development. The approved scheme shall be implemented prior to the occupation of the development and maintained in situ at all times thereafter.

Reason - To reduce the risk of crime, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

19) Before the occupation of the authorised apartments, a scheme to encourage biodiversity within the application site shall be submitted to and approved in writing by the City Council as local planning authority, including the provision measures to encourage habitats for native bird and bat species. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised apartments and shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

Informative

1) Guidance for developers can be found via the following:

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

2) Development Low Risk Area - Standing Advice The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK.

3) The applicant should be advised that any requirements for licensing and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester.

Appendix 1 – List of consultees & neighbours notified

United Utilities Water PLC
MCC Flood Risk Management
Highway Services
Environmental Health

Grimshaw Lane Depot, Grimshaw Lane, Manchester, M40 2AX
60 Douro Street, Manchester, M40 2AU
39 Douro Street, Manchester, M40 2AU
12 Partington Street, Manchester, M40 2AQ
S B Motorbodies Ltd, 2A Bower Street, Manchester, M40 2AF
Prelude House, Chapter Street, Manchester, M40 2AY
Tyco Fire And Intergrated Solutions, Grimshaw Lane, Manchester, M40 2AX
Wormald Ansul (uk) Ltd, Grimshaw Lane, Manchester, M40 2WL
Flat 2, 57 Grimshaw Lane, Manchester, M40 2AX
Flat 1, 57 Grimshaw Lane, Manchester, M40 2AX
29 Douro Street, Manchester, M40 2AU
4 Partington Street, Manchester, M40 2AQ
26 Partington Street, Manchester, M40 2AQ
66 Douro Street, Manchester, M40 2AU
61 Douro Street, Manchester, M40 2AU
57 Douro Street, Manchester, M40 2AU
53 Douro Street, Manchester, M40 2AU
MCC OPERATIONAL SERVICES, 71 Grimshaw Lane, Manchester, M40 2AX
65 Grimshaw Lane, Manchester, M40 2AX
49 Douro Street, Manchester, M40 2AU
43 Douro Street, Manchester, M40 2AU
8 Partington Street, Manchester, M40 2AQ
6 Partington Street, Manchester, M40 2AQ
61 Grimshaw Lane, Manchester, M40 2AX
62 Douro Street, Manchester, M40 2AU

63 Grimshaw Lane, Manchester, M40 2AX
59 Grimshaw Lane, Manchester, M40 2AX
64 Douro Street, Manchester, M40 2AU
63 Douro Street, Manchester, M40 2AU
59 Douro Street, Manchester, M40 2AU
55 Douro Street, Manchester, M40 2AU
51 Douro Street, Manchester, M40 2AU
47 Douro Street, Manchester, M40 2AU
45 Douro Street, Manchester, M40 2AU
41 Douro Street, Manchester, M40 2AU
35 Douro Street, Manchester, M40 2AU
33 Douro Street, Manchester, M40 2AU
31 Douro Street, Manchester, M40 2AU
34 Partington Street, Manchester, M40 2AQ
30 Partington Street, Manchester, M40 2AQ
14 Partington Street, Manchester, M40 2AQ
2 Partington Street, Manchester, M40 2AQ
16 Partington Street, Manchester, M40 2AQ
20 Partington Street, Manchester, M40 2AQ
18 Partington Street, Manchester, M40 2AQ
32 Partington Street, Manchester, M40 2AQ
24 Partington Street, Manchester, M40 2AQ
22 Partington Street, Manchester, M40 2AQ
37 Douro Street, Manchester, M40 2AU
28 Partington Street, Manchester, M40 2AQ
10 Partington Street, Manchester, M40 2AQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA