

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144318/FO/2025

Date registered valid: 21 October 2025

Proposal: Erection of single-storey front and rear extensions and side porch to form additional accommodation; and associated elevational alterations.

Address: Manchester Yeshiva Kollel , 1-7 Seymour Road, Manchester, M8 5BQ

Ward(s): Crumpsall Ward

Applicant: Manchester Yeshiva Kollel

Agent (if any): Mr Sam Golding, Gold Sketch Studios Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 February 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 6 November 2025

Standard consultations:

Printed: 31 October 2025 Expired: 21 November 2025

Neighbour notifications

Printed: 31 October 2025 Expired: 21 November 2025

Site notice

Posted: 6 November 2025 Expired: 27 November 2025

Press advert

Published: 4 November 2025 Expired: 25 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to Manchester Yeshiva Kollel , 1-7 Seymour Road within the north Manchester ward of Crumpsall. The application site relates to a place of worship and a place of religious study (a Talmudic College), listed within the supporting documentation as being a F1 use.

The BYachad Youth Project adjoins the applicant site to the west. Little boundary treatment separates the two uses. The building is accessed from Seymour Road and the main entrance is accessed from a set of double doors facing the frontage with Seymour Road. Parking (although not demarked) is sited along the eastern boundary of the site. The ladies entrance is sited to the rear of the site (along the northern boundary). An internal courtyard (open and shared with the BYachad Youth Project) is sited to the back of the building.

The building itself is characterised by a flat roof, red brick building with sections of white render, with varying heights. The fenestration is a mix of grey PVC windows and more traditional leaded lights with obscure patterned windows and glazed louvres.

There are various trees across the site, especially along the northern, eastern and southern boundary of the site.

Description of area

The surrounding properties are a mix of commercial and residential, with a large school located adjacent to the site (King David School and the Yanveh Yeshivah High School). Residential properties of character are sited to the east and south of the site.

The applicant site sits just outside of the Crumpsall Lane Conservation Area. Properties immediately to the east and south sit within the Conservation Area. Given the proximity of the Conservation Area to the proposed works, the application was advertised as affecting a Conservation Area and appropriate publicity undertaken.

Description of development

The current application seeks planning consent for the erection of single-storey front and rear extensions and side porch to form additional accommodation; and associated elevational alterations.

The purpose of the extension works is to enhance the functionality of the facility for its existing users, the Manchester Yeshiva Kollel, by creating separate and dedicated spaces for the prayer hall and the study hall/library. The relocation of the main entrance to the right elevation facilitates a more logical and efficient internal configuration. This proposal ensures that necessary ancillary facilities—such as offices, bathrooms, and a kitchen—are appropriately incorporated. The enhancements are aimed solely at improving the user experience for the current congregation and students.

Within the supporting statement, the developer advises there will be no anticipated increase in the member or users of the site, as the Manchester Yeshiva Kollel are no longer accepting new members as they are at maximum capacity, and have reached the maximum size congregation for the capability of the leading Rabbi.

The front extension would extend beyond the primary building line of the site with a projection at the largest point of 5.2 metres and would be sited 3 metres from the southern boundary of the site.

The side porch would extend beyond the side elevation of the building with an approximate projection of 3.3 metres.

The rear extension would extend up to the western boundary of the site and would infill a section of space to the rear.

Elevational alterations to the existing building would also take place as a result of the proposal.

Negotiations during the Course of the Application

Further information was supplied in respect of vehicular movement within the site, and bin collection points for the site.

Further information was supplied in respect of bike storage.

The initial scheme presented no information in respect of the trees to be potentially impacted by the proposal. Tree survey information was provided for review.

Discussions took place in respect of the ladies entrance.

A cross section drawing was supplied in respect of window reveals as a result of the proposal.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

MCC Highway Services

Highways requested information in respect of bin collection points and whether this would take place from within the site. Highways also requested a swept path analysis showing a medium sized car entering the site in a forward gear, parking and then exiting the site in a forward gear.

In regard to trip generation and parking, Highways were satisfied the development will not have an unacceptable impact on the highways.

The site is well accessed by sustainable modes of transportation with a minimum of five bus services currently available and a tram stop within a few minutes walking distance. Numerous attractions such as a Tesco Superstore are located within a walkable distance.

Secure and sheltered cycle parking provision is recommended within the curtilage of the site. Currently the area is 569 m², the proposal will increase that figure to 688m², an increase of 119m². The applicant is advised to consider providing secure and sheltered cycle parking for two cycles.

A Construction Management Plan is not required.

Further information was supplied for Highway Services' consideration and Highways are satisfied the proposed works will not have an unacceptable impact on the highways.

Drawing 502 rev 1 sets of the refuse storage area and the collection area. This is acceptable in highway terms.

MCC Environmental Health

Environmental Health requested a construction hours condition be attached to any approval granted.

Greater Manchester Police

Having looked at the proposals GMP would recommend that the alterations to the building are in accordance with Secured by Design standards and that any existing security systems (CCTV, alarms, etc) should be extended to cover the new areas.

MCC Neighbourhood Tress (Arboriculture)

Advice was sought from colleagues in the MCC Neighbourhood Tress (Arboriculture) team as there are various trees in the site, including trees close to the boundary with Seymour Road and the proposed front extension.

The Team don't have any objections to this application, subject to the works being carried out in line with BS3998: Tree Work.

The tree works suggested is sensible and following good practice - and they have specified to use protective fencing on the nearby trees which is good.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

Chapter 12. Achieving well-designed places

Chapter 16. Conserving and enhancing the historic environment

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management);
Policy SP1 (Spatial Principles) (partially superseded by PfE);
Policy EN1 (Design Principles and Strategic Character Areas)
Policy EC1 (Employment and Economic Growth in Manchester) (partially superseded by PfE);
Policy EC2 (Existing Employment Centre);
Policy EC4 (North Manchester);
Policy T1 (Sustainable Transport) (partially superseded by PfE);
Policy EN3 (Heritage) (partially superseded by PfE);
Policy EN9 (Green Infrastructure);
Policy EN19 (Waste).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- 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.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following

- a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
- b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and
- c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.

Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Places for Everyone

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policy is of relevance:

JP- S1- Sustainable development

JP-P2: Heritage

ISSUES

Principle of Development

The submitted application seeks planning permission for the erection of single-storey front and rear extensions and side porch to form additional accommodation; and associated elevational alterations. As stated previously, there is no anticipated increase in the number of members or users of the site, and the works would improve the user experience for the current congregation and students. Given this, the principle of development can be supported in this instance. However, consideration must be given in respect of amenity, appearance of the works, and considerations arising from consultee comments.

Residential Amenity

Given the extension works would sit within the grounds of the applicant site which benefits from several trees along Seymour Road and the eastern boundary of the site and as the extension would have a height of approximately 3.6 metres at the point closest to Seymour Road and 4 metres at the point closest to the eastern boundary of the site, it is not considered the proposal would create any adverse implications in respect of any loss of light, overbearing or adverse privacy implications to the surrounding residential properties.

Given the number of users of the place of worship and community use would not increase, colleagues in Environmental Health have not requested any further information in respect of noise and so it is not considered the proposal would create adverse noise implications beyond any existing noise experienced at the site.

Colleagues in Environmental Health requested a construction hours condition to protect the amenity of the surrounding residents during the construction process. Given the limited scale of works proposed, a condition to such effect would be onerous and instead such information would be placed as an informative on any approval granted.

Elevational alterations would take place to the existing building given the internal reconfiguration. Any new windows relating to bathrooms would be conditioned within any approval granted to protect the privacy of such users.

The adjoining use would primarily feel the extension to the rear of the site. Due to the nature of the area to the rear and given such area is not positively used by either parties as existing, it is not considered to give rise to any overbearing/ loss of light or overbearing implications to the adjoining use.

In short, the proposal is not considered to give rise to adverse residential amenity implications, pursuant to Policy DM1 of the Core Strategy, and UDP policy DC26, given the use of conditions to control its use.

Ladies Entrance

During the course of the application, discussions took place with the agent in respect of the proposed ladies entrance. Such entrance is sited to the rear of the site and is separate to the newly proposed entrance, as is custom with the cultural traditions of the place of worship.

At the time of the site visit, such area to the rear of the site was not as inviting as the proposed new entrance. The agent advised that this entrance is primarily used only once or twice a year during the Jewish New Year (Rosh Hashanah) and Yom Kippur.

However, measures are required to ensure the entrance is welcoming when such entrance is in use. The agent agreed to ensure the rear entrance is kept in good condition and the applicant agreed to install external lighting to improve security and visibility. An informative to this effect would be attached to any approval granted to ensure the proposed ladies entrance is welcoming and so does not give rise to any adverse amenity implications to such users of the site, pursuant to Policy DM1 of the Core Strategy.

Visual Amenity

The proposal is not considered to give rise to adverse visual amenity implications to the adjoining site or surrounding properties. The existing trees which do not need to be removed for the proposal would help mitigate some harm of the proposed front extension and side extension, especially given the 3.7 metre height of the extension. Given the limited scale of the proposal, given the extension works would be well contained within the site and given the design and appearance of the proposal, the proposed development is considered acceptable in terms of the National Planning Policy Framework (NPPF) and Manchester's Core Strategy, including policies DM1.

Impact to the Crumpsall Lane Conservation Area

The applicant site sits just outside of the Crumpsall Lane Conservation Area, but properties immediately to the east and south sit within the Conservation Area. Given the limited scale of the proposal, given the extension works would be well contained within the site and given the design and appearance of the proposal, no harm is expected to be caused to the Conservation Area.

Design, Scale and Appearance

The building itself is characterised by a flat roof, red brick building with sections of white render, with varying heights. The fenestration is a mix of grey PVC windows and more traditional leaded lights with obscure patterned windows and glazed louvres.

The proposed use of a flat roof for the extension to the front and rear is therefore considered appropriate to follow the existing massing and roof design at the property. Consideration was given to the introduction of a flat roof structure close to the road of Seymour Road coming further forwards of the primary building line. It is noted that the existing trees which do not need to be removed for the proposal would help mitigate some harm, especially given the 3.7 metre height of the extension. In addition, a materials condition would be attached to any approval granted so finalised materials can be considered by the LPA prior to works commencing on site. The elevational alterations to the host property as a result of the property would also upgrade the appearance of the property to ensure a consistent design approach. Consideration was also given to adding architectural interest to the flat roof structures to the front and rear. Given headers and sills are not used within the existing property, such design features would be inappropriate. The agent provided a cross section drawing which confirms every new window would have a setback of 195mm to ensure a decent reveal. Whilst it is noted that the existing building does not benefit from such a large set back, given the extensions and especially the front extension would be more visible in the streetscene and in close proximity to the Conservation Area, this ensures the extension would read as a high quality design with architectural interest and expression.

The proposed new entrance with sandstone RAL 060 50 archway would reflect the traditional architecture of similar places of worship and such sandstone would be sought via condition to ensure the LPA are happy with the resultant appearance.

In short, the design and appearance is considered pursuant to Policy DM1 of the Core Strategy.

Works to Trees

During the course of the application, it became clear there were several trees along the southern and eastern boundary of the site that may need to be pruned/ impacted as a result of the proposal. The agent provided a tree survey for review. The survey confirmed only 1no. tree (T1) would need to be pruned prior to any other site works and no trees need to be removed as a result of the proposal. Colleagues in MCC Arboriculture reviewed the recommendations and did not have any objections to this application, subject to the works being carried out in line with BS3998: Tree Work. No issues are raised in respect of tree works.

Waste

The agent confirmed bin store arrangements as result of the proposal and would not differ to the existing circumstances. Owners would move bins to the pavement on the day of collection and would be returned to a storage area to the north eastern corner of the site. No concern was raised by colleagues in Highway Services after reviewing such arrangement.

Parking and Traffic Demand

In regard to trip generation and parking, Highways were satisfied the development will not have an unacceptable impact on the highways.

The site is well accessed by sustainable modes of transportation with a minimum of five bus services currently available and a tram stop within a few minutes walking distance. Numerous attractions such as a Tesco Superstore are located within a walkable distance.

Highways requested a swept path analysis showing a medium sized car entering the site in a forward gear, parking and then exiting the site in a forward gear, given the side extension would potentially limit the amount of space for parking. Such information was provided and Highway Services reviewed such information and raised no concerns.

Cycle Parking

Highway Services requested 2 additional cycle storage spaces are available for use. Detailed specifications of an Amazon Eco 2 cycle locker was provided for review and the location of such cycle store identified on a plan. Such provision is considered acceptable and would be conditioned accordingly within any approval granted.

Security and Crime Considerations

Having looked at the proposals GMP would recommend that the alterations to the building are in accordance with Secured by Design standards and that any existing security systems (CCTV, alarms, etc) should be extended to cover the new areas. Given the scale of works proposed, a

condition would be considered onerous and rather an informative to this effect would be attached to any approval granted.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, issues raised during the course of the application have been addressed and overcome, and appropriate conditions have been placed on the approval granted.

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

3 year time limit

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

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

Specified plans

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

Drawings:

- Location Plan, received by the City Council as Local Planning Authority on 21 October 2025.
- Proposed- Elevations, numbered 004, received by the City Council as Local Planning Authority on 21 October 2025.
- Proposed- Floor Plans L0, numbered 002, received by the City Council as Local Planning Authority on 21 October 2025.
- Proposed- Cycle Store, received by the City Council as Local Planning Authority on 19 November 2025.
- Proposed- Site Plan, numbered 502 REV 4, received by the City Council as Local Planning Authority on 13 January 2026.
- Proposed- Cross Section, numbered 005 REV 2, received by the City Council as Local Planning Authority on 20 January 2026.

Documents and supporting information:

- Planning Statement, received by the City Council as Local Planning Authority on 30 October 2025.
- Waste Management Strategy, received by the City Council as Local Planning Authority on 18 November 2025.
- Cycle Store Specification, received by the City Council as Local Planning Authority on 19 November 2025.
- Tree Survey Site Plan, numbered RTS/18122025/TCP 001, received by the City Council as Local Planning Authority on 13 January 2026.
- Tree Survey Site Plan, numbered RTS/18122025/TPP 002, received by the City Council as Local Planning Authority on 13 January 2026.
- Site Tree Appraisal (Rowbottoms Tree Services, dated 18 December 2025, ref: RTS/18122025 001), received by the City Council as Local Planning Authority on 13 January 2026.
- Application Form, received by the City Council as Local Planning Authority on 20 January 2026.

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

3) Materials

Notwithstanding the details submitted with the application, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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

4) Obscure glazed windows

All new windows relating to WCs within the elevations of the development hereby approved 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 be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Windows and doors PD

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 windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced Proposed- Elevations, numbered 004, received by the City Council as Local Planning Authority on 21 October 2025.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Window reveal

The proposal shall be carried out in accordance with 'Proposed- Cross Section, numbered 005 REV 2', in relation to window reveals. For the avoidance of doubt the window reveal of every new window should be minimum 195mm deep.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

7) Cycle store provision

The cycle store provision shown on the approved 'Cycle Store Specification', 'Proposed- Cycle Store' and 'Proposed- Site Plan, numbered 502 REV 4', shall be carried out in accordance with the approved details and the agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

8) Tree Works

The tree works shown on the approved 'Site Tree Appraisal (Rowbottoms Tree Services, dated 18 December 2025, ref: RTS/18122025 001)' shall be carried out in accordance with the approved details.

For the avoidance of doubt, all tree work should be carried out by a competent contractor in accordance with British Standard BS 3998:2010 "Recommendations for Tree Work".

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

9) Retained tree

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)

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

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

Informatives

1) Construction hours

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

2)Secure By Design

Alterations to the building should be in accordance with Secured by Design standards and any existing security systems (CCTV, alarms, etc) should be extended to cover the new areas.

3)Ladies entrance

The footpath to the rear of the site leading to the ladies entrance should be kept in a good condition and external lighting should be installed to cover such area.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 6, Lawn View, 1 - 3 St Mary's Hall Road, Manchester, M8 5BB
Flat 1, 30 Seymour Road, Manchester, M8 5BG
Flat 1, 18 - 20 Seymour Road, Manchester, M8 5BG
Flat 4, 14 Seymour Road, Manchester, M8 5BG
12 Seymour Road, Manchester, M8 5BG
Flat 5, 12 Seymour Road, Manchester, M8 5BG
28 Seymour Road, Manchester, M8 5BG
11 Seymour Road, Manchester, M8 5BQ
Flat 4, 9 Seymour Road, Manchester, M8 5BQ
Flat 8, 18 Seymour Road, Manchester, M8 5BG
School Bungalow, King David High School, Eaton Road, Manchester, M8 5DY
Flat 4, Norfolk House, 4 Eaton Road, Manchester, M8 5DY
Flat 5, Norfolk House, 4 Eaton Road, Manchester, M8 5DY
Flat 7, 2 Eaton Road, Manchester, M8 5DY
Flat 14, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
2 Seymour Road, Manchester, M8 6BG
Flat 1, Lawn View, 1 - 3 St Mary's Hall Road, Manchester, M8 5BB
Flat 3, 14 Seymour Road, Manchester, M8 5BG
2C Seymour Road, Manchester, M8 6BG
Flat 6, 9 Seymour Road, Manchester, M8 5BQ
Flat 7, 18 Seymour Road, Manchester, M8 5BG
Flat 4, 18 - 20 Seymour Road, Manchester, M8 5BG
Flat 3, Norfolk House, 4 Eaton Road, Manchester, M8 5DY
Flat 6, Norfolk House, 4 Eaton Road, Manchester, M8 5DY
Flat 2, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
Flat 7, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
2A Seymour Road, Manchester, M8 6BG
Lawn View, 1 - 3 St Mary's Hall Road, Manchester, M8 5BB
Flat 7, Lawn View, 1 - 3 St Mary's Hall Road, Manchester, M8 5BB
Flat 3, 18 - 20 Seymour Road, Manchester, M8 5BG
Flat 2, 18 - 20 Seymour Road, Manchester, M8 5BG
Flat 2, 11 Seymour Road, Manchester, M8 5BQ
Flat 6, 11 Seymour Road, Manchester, M8 5BQ
Flat 1A, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
Flat 2, Norfolk House, 4 Eaton Road, Manchester, M8 5DY
Flat 6, 2 Eaton Road, Manchester, M8 5DY
Flat 10, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
Flat 6, 30 Seymour Road, Manchester, M8 5BG
30 Seymour Road, Manchester, M8 5BG
16 Seymour Road, Manchester, M8 5BG
Flat 4, 12 Seymour Road, Manchester, M8 5BG
Flat 3, 12 Seymour Road, Manchester, M8 5BG
Flat 1, 11 Seymour Road, Manchester, M8 5BQ
Flat 5, 11 Seymour Road, Manchester, M8 5BQ
Flat 4, 11 Seymour Road, Manchester, M8 5BQ
Flat 2, 9 Seymour Road, Manchester, M8 5BQ
Flat 1, 22 Seymour Road, Manchester, M8 5BG
Flat 12, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ

Flat 1, Norfolk House, 4 Eaton Road, Manchester, M8 5DY
 Flat 2, 2 Eaton Road, Manchester, M8 5DY
 Flat 5, 2 Eaton Road, Manchester, M8 5DY
 Flat 3, Lawn View, 1 - 3 St Mary's Hall Road, Manchester, M8 5BB
 Flat 4, Lawn View, 1 - 3 St Mary's Hall Road, Manchester, M8 5BB
 4 Seymour Road, Manchester, M8 5BG
 2B Seymour Road, Manchester, M8 6BG
 Flat 3, 9 Seymour Road, Manchester, M8 5BQ
 24 Seymour Road, Manchester, M8 5BG
 Flat 9, 18 Seymour Road, Manchester, M8 5BG
 Flat 9, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
 Flat 3, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
 Flat 1, 2 Eaton Road, Manchester, M8 5DY
 Flat 8, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
 King David High School, Eaton Road, Manchester, M8 5DY
 Flat 5, 30 Seymour Road, Manchester, M8 5BG
 Flat 2, 30 Seymour Road, Manchester, M8 5BG
 Flat 2, 14 Seymour Road, Manchester, M8 5BG
 Flat 3, 11 Seymour Road, Manchester, M8 5BQ
 Flat 1, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
 Flat 3, 2 Eaton Road, Manchester, M8 5DY
 Flat 2, Lawn View, 1 - 3 St Mary's Hall Road, Manchester, M8 5BB
 Flat 3, 30 Seymour Road, Manchester, M8 5BG
 Flat 4, 30 Seymour Road, Manchester, M8 5BG
 Flat 5, 18 - 20 Seymour Road, Manchester, M8 5BG
 Flat 1, 12 Seymour Road, Manchester, M8 5BG
 9 Seymour Road, Manchester, M8 5BQ
 Flat 4, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
 Flat 11, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
 Flat 13, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
 Flat 8, 2 Eaton Road, Manchester, M8 5DY
 Flat 6, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
 Flat 5, Lawn View, 1 - 3 St Mary's Hall Road, Manchester, M8 5BB
 Flat 1, 14 Seymour Road, Manchester, M8 5BG
 14 Seymour Road, Manchester, M8 5BG
 Flat 2, 12 Seymour Road, Manchester, M8 5BG
 2D Seymour Road, Manchester, M8 6BG
 26 Seymour Road, Manchester, M8 5BG
 Flat 5, 9 Seymour Road, Manchester, M8 5BQ
 Flat 2, 22 Seymour Road, Manchester, M8 5BG
 Flat 3, 22 Seymour Road, Manchester, M8 5BG
 Flat 6, 18 - 20 Seymour Road, Manchester, M8 5BG
 Flat 5, 5 - 7 St Mary's Hall Road, Manchester, M8 5DZ
 Flat 7, Norfolk House, 4 Eaton Road, Manchester, M8 5DY
 Flat 4, 2 Eaton Road, Manchester, M8 5DY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
 Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Area Team Boundary - Name: NORTH AREA