

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142721/FO/2025
Date registered valid: 3 July 2025
Proposal: Erection of a three-storey four bed dwellinghouse
Address: Land Next To 21 Cleveland Road, Manchester
Ward(s): Crumpsall Ward

Applicant: Mr Muhammad Sarfraz
Agent (if any): Mr Subhan Saleem
Case officer: Ian Jarvis
Tel: 0161 234 4079
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Recommendation: Approve
Date of recommendation: 12 December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Standard consultations:

Printed: 9 July 2025 Expired: 30 July 2025

Neighbour notifications

Printed: 9 July 2025 Expired: 30 July 2025

Site notice

Posted: 13 August 2025 Expired: 4 September 2025

Press advert

Published: 15 July 2025 Expired: 5 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Crumpsall Green Conservation Area 2004

Tree Preservation Order: No

This application relates to a vacant site in the Crumpsall Green Conservation Area, adjacent to 21 Cleveland Road. It is clear, from the appearance of no.21 and adjacent properties, that the site was previously occupied by a 2/3 storey house which formed a pair of semi-detached houses, with no.21.

The original character of the area is one of brick houses with sliding sash windows, brick detailing and features. This characteristic has been eroded over time due to inappropriate alterations such as render, uPVC windows and the loss of detailing, and this has had a detrimental impact on the character and appearance of the conservation area.

In 2006, the following planning permission was granted on the site:

080503/FO/2006/N1 - Residential development comprising the erection of one dwelling house (C3) - Approved 26 October 2006.

The site has therefore been vacant since at least 2006.

No. 21 Cleveland Road is a mainly two storey property, with a projecting roof element, on the third floor, and the proposal effectively seeks to create a mirror image, of no.21, in terms of height and form, by rebuilding the former no.19 Cleveland Road, to again create a pair of semi-detached properties.

The proposed house would be constructed in brickwork with slate roof tiles and timber windows on the frontage, although upvc windows are indicated at the rear. Two rear dormers are also proposed at the rear.

Cleveland Road is a mostly residential street, with St. Matthew's Church, a Grade II Listed Building sitting opposite the site.

There is currently a metal shed/outbuilding on the site, which would be removed.

Front and rear gardens are proposed, but no car parking is provided.

The proposal has been advertised, on site and in the press, as development within a Conservation Area and affecting the setting of a listed building.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services - Make the following comments:

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

No on-site parking is proposed. Typically, for a five bedroomed property, up to three on-site parking spaces would be recommended. However, whilst this development is expected to add to parking demands on the nearby streets, it is not considered that the demand would be unsustainable.

There is controlled on street parking available. including permit parking.

HIGHWAY SAFETY AND TRAFFIC IMPACT

Highways have no concerns in terms of highway safety or trip capacity.

CONSTRUCTION PHASE

For the construction phase, the numbers of construction vehicles are unlikely to generate unacceptable on-street parking demands.

CONCLUSION

Highways have no objections to the proposed development

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any permission, in relation to acoustic controls, refuse, contaminated land and construction hours.

Greater Manchester Ecology Unit - Make the following comments:

A statement has been provided stating that off-site units will be purchased to achieve an overall 10% net gain. A 10% gain is highly unlikely to be achieved on site, and given the very small number of units required, the LPA can be reasonably confident that these will be readily valuable for purchase from a nearby habitat bank when it comes to discharging the BNG condition. As such, there would be no objections to this strategy. The Biodiversity Gain Condition should be applied should permission be granted. At condition stage, sufficient information will be required to demonstrate that a 10% gain has been achieved, including a completed Biodiversity Gain Plan, final version of the metric showing a 10% net gain, and evidence that off-site units have been purchased and successfully allocated to the site.

Notwithstanding the above, we would make the following general recommendations:

Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposal will impact on protected species.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application; these could include integration of bat or bird boxes into the proposed building on site

United Utilities - Recommend that a condition is attached, to any permission, in relation to the submission of a surface water and foul water drainage scheme.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

Section 16 'Conserving and enhancing the historic environment' states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy H3 relates to sites in north Manchester and states that north Manchester, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centres as part of mixed-use schemes as well as along high frequency public transport routes.

Policy EN1 relates to Design Principles and Strategic Character Areas. It states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy EN9 relates to Green Infrastructure). It states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN19 relates to waste and states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.

- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved Development Control Policy DC18.1 relates to Conservation Areas and states:

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.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Saved Development Control policy DC26, of the Unitary Development Plan, relates to development and noise and states that 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.

Saved policy DC26.1 states that 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.
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. At that time, Planning Policy Statement 3 'Housing' stated that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. This guidance 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, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs are discouraged, the street network should contribute to the character of the area, safe routes for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

Point 10.9 relates to external space and states that all residents should enjoy useable private amenity space wherever they choose to live in the City. All new developments should be designed to provide on-site amenity space which is fit for purpose and which is informed by, and relates to, the character of the area. Simply this means the provision of gardens that perform well as multi-functional space. Gardens are valuable within any development by contributing the following:

- A safe play area for children
- Additional storage outside the house
- The provision of outside drying area for clothes which additionally assists the environmental sustainability of a development
- Space in which to relax which helps the overall sense of well-being
- An increased amount of planting which enhances the quality of the natural environment
- The space to provide home grown food which benefits the health of the local community.

Manchester Residential Quality Guidance 2016 sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016). The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses. In relation to a three-storey, four bedroom, 7 person unit the minimum standard of accommodation

is set at 121 square metres for occupation. The proposed house would have a floorspace of 128.5 square metres.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-C8: Transport Requirements of New Development

JP-P1: Sustainable Places

JP-P2: Heritage - This states that the LPA will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Principle of development - The site was formerly occupied by a semi-detached house, now demolished, on a row of similar residential properties. The application effectively proposes to replace this house, which is considered to be acceptable in principle. This is subject to other considerations, such as design, amenity, car parking, relationship with the Conservation Area and BNG requirements.

Siting/scale/layout - The site sits within a row of 2 and 3 storey residential properties, on the North-Western side of Cleveland Road, and was originally part of a pair of semi-detached houses that was one of a set of three pairs of houses of almost identical appearance. The general design of the houses is such that the adjoining property, that was part of the original pair of houses (21 Cleveland Road) now appears as part of an unfinished pair of houses, and the proposal is intended to generally match the adjoining property, and what was on site previously. Due to changes that have taken place, over time, some of the adjoining properties are now rendered, and it is therefore considered that the proposal is largely an improvement on what is there. It replicates the features, of the adjoining properties, but is also more akin to its original appearance, having a fully brick finish. In terms of siting, it therefore respects the existing building line, and has outdoor space, to the front, side and rear, that is comparable with the adjoining properties. These elements of the proposal are therefore considered to be acceptable.

Appearance/visual amenity/relationship with Conservation Area - At present the view of the site, is of an unfinished pair of semi-detached houses, with no.21 Cleveland Road missing its 'partner' property. The proposal would bring 'completeness' to the site, with a matching design, to the other properties.

The site appears as a gap site in the street scene and it appears that the neighbouring house (no. 23) has at some point in the past lost its neighbour through demolition, the map regression demonstrates this and the demolition has left an awkward looking pointed gable end. The proposed dwelling house would therefore reinstate the missing unit and complete the pairing, in this regard the principle is acceptable.

Crumpsall Green Conservation Area is a small Conservation Area and small and incremental changes have had a negative impact. This site provides the opportunity to reinstate some of the lost character in the area and set a benchmark in terms of quality. An image from 1959 shows

the pair of semidetached houses and it is clear that the building is constructed of brick with slate roof, decorative timber detailing, sash windows with arched brick window heads, stone cills and an open porch with slate roof. It is also clear that there was a defined high quality boundary treatment and gate piers which are still in place at No. 23.

Some of these characteristics have been eroded over time due to inappropriate alterations such as render, uPVC windows and the loss of detailing, and this has had a detrimental impact on the character and appearance of the Conservation Area. In this respect it was viewed that the proposed reinstatement needed to match the original house in terms of scale, mass, form, materials and quality to respond positively to the heritage values of the area.

The proposed height and form of the proposed dwelling appears to be a good match to the neighbour, however the elevational treatment of render and uPVC windows, the detailing and the proportions and pattern of fenestration needed to be more suitable to the Conservation Area and the setting of the listed St Matthew's Church and the approach needed to be to reinstate a dwelling of high quality design to the materials, workmanship and detailing that was there originally, including all of the elements mentioned above including proportions, brickwork, sash windows and boundary treatment.

Following negotiations, the applicant amended his proposal to show:

- A wholly brick finish with a roof pitch and profile to match the adjacent property.
- Amended front entrance porch to match the adjacent neighbour exactly,
- Timber sash windows proposed to the front. PVC proposed to the rear.
- Creation of front boundary wall to match the neighbouring property, which also runs along part of the side boundary, of the site, to line up with the front of the property.
- Creating 2 smaller rear dormers, instead of one larger dormer.
- The proportions of the high level windows have a 50/50 split with one pane over one to match the rest.
- Stone cills and deep window reveals to match the original.
- Arched windows amended to reflect the originals.
- Gate pier and copings to match adjacent property.
- uPVC windows at the rear have a brick head and stone cills.

It is considered that the proposed design features now fully match the appearance of no.21 and reproduce what was previously on site, including the provision of a low level brick boundary wall, to match neighbouring properties. There are some variations, to the rear, with some uPVC windows and the provision of 2 dormers, but these are not visible from the street, and would not adversely impact upon the Conservation Area, or the general street scene. It is therefore considered that the proposal responds to the surrounding context and maximises its relationship with the street scene and the relationship, of the development, with the surrounding environment and would therefore improve the appearance of the site and general area.

Impact on Listed Building - The site lies opposite St. Matthew's Church, a Grade II Listed Building, but will sit within a row of residential properties, bring a vacant site back into use, with a building that improves the visual appearance of the site. Accordingly, it is not therefore considered that there would be any adverse impact upon the setting of the Listed Building.

Residential space standards - The proposed development indicates that this would be a three-storey, four bedroom, 7 person unit, with a floor area of 128.5 square metres, which is in excess of the Council's space standards, which is 121 square metres for this size of unit. It is also considered that the proposed development would contribute to sustainable growth in Manchester and thereby responds positively to the newly adopted Manchester Residential Quality Guidance (which reflects, in part, the national standards). The proposal would also

secure design characteristics that would also positively contribute to the quality of the streetscene, and be effectively linked to its surroundings.

Residential amenity/privacy - The proposal is seeking to introduce a new two-storey residential property on a currently vacant/unused site, although also where a property previously existed, so regard needs to be given to that. The adjacent property (17 Cleveland Road) does have an upper floor bathroom window, but the property is angled slightly, from the application site boundary. Also, the proposed property would have a blank side gable, so it is not considered that there would be any privacy implications for the occupiers of that property. In addition, the resulting gap, between the proposed extension, and the side window to no.17, would be approximately 5 metres, which would be sufficient to ensure that there would be no significant loss of light, to that window.

In relation to properties at the rear, there would be a gap of approximately 19 metres, between habitable room windows, although this is the same to the relationship between properties elsewhere along Cleveland Road, and the properties to the rear.

Otherwise, it is not considered that one additional residential property, and the resulting comings and goings, associated with a single property, would have an adverse impact on the residential amenity of nearby occupiers.

Impact on the highway/car and cycle parking - No in-curtilage dedicated car parking is provided, although this is the same arrangement, as for other properties on this row, and Highway Services have no objections to this. An area for secure cycle storage is provided, in the rear yard area, and these arrangements are considered to be acceptable.

Boundary treatment - Along the front, and front part of the side boundary a new low level brick wall is proposed, which is in keeping with surrounding properties. Elsewhere the site would be surrounded by 1.8 metre high timber fencing and concrete panels. These arrangements are considered to be acceptable and supported by the Heritage and Urban Design Officer.

Air quality/Climate Change - The issues of air quality has been assessed as part of this application, although it is also noted that the site does not lie within an air quality management area. No car parking is provided, so an EV charging points is not proposed and no concerns have been raised by Environmental Health. A condition is however proposed in relation to the control of the construction management process.

In terms of the design measures to minimise the environmental impact and energy use, of the house, no specific details have been submitted and a condition is proposed relating to the approval of final details.

Waste - The application is accompanied by a Waste Management Strategy and bin storage facilities are provided within the curtilage of the house. A condition is however proposed, in relation to the approval of final details.

BNG - The site largely consists of an outbuilding and large areas of hardstanding. The application does propose some small BNG on site with the provision of a garden areas and a planter, at the front of the property, although this does not achieve the required 10% net gain. Whilst it is preferable that this shortfall be provided on site, the applicant has indicated that a net gain in biodiversity units cannot be achieved on site, and therefore intends to offset the biodiversity loss with the purchase of off-site units, although a location has not been provided. This approach is considered to be acceptable to GMEU

Given the characteristics of the site, and the commitment provided by the applicant this is considered acceptable. The application is therefore subject to the statutory biodiversity net gain condition requiring full details of how the net gain can be achieved.

On this basis, the impact to ecology and biodiversity net gain requirements is considered acceptable.

Inclusive access - Appropriate ground floor circulation space would be achieved along with a large ground floor WC. However, in order to provide a dwelling that matches the appearance of the adjoining semi-detached property, and which respects its location in the Conservation Area, level access is not possible at the front of the property. Level access may be possible, at the rear, and a condition has been included to demonstrate the provision of a level threshold and satisfactory access routes.

Permitted development - Due to the constraints of the application site and the need to manage the amount built form within it, a condition has been attached to remove permitted development rights relating the erection of extensions and outbuildings. A separate condition requires that no windows are inserted, other than those shown on the approved drawing, and a condition has also been included to ensure that the house is retained as Class C3 houses. This will ensure maintenance of the residential character of the area through the management of the type and density of future occupation.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case negotiations took place in relation to the standard of accommodation, and the design of the building and its relationship with the Conservation Area. The applicant has also been advised of a number of pre-development conditions which have been agreed.

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

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

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

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

BNG Habitat Matrix and Heritage Statement, dated June 2025, both stamped as received by the City Council, as Local Planning Authority on 2 July 2025.

Drawings titled 'Location Plan - Sheet 1', 'Proposed Elevations - Sheet 4', 'Existing and Proposed Site Plan - Sheet 5', 'Proposed Site Elevations - Sheet 6' and 'Proposed Site Elevations - Sheet 7', all dated November 2025 and stamped as received by the City Council, as Local Planning Authority on 24 November 2025.

Drawings titled 'Proposed Plans - Sheet 2' and 'Proposed Plans - Sheet 3', dated December 2025 and stamped as received by the City Council, as Local Planning Authority on 9 December 2025.

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

3) No above ground construction works shall take place until details/samples of the materials/finishes to be used in the construction of the external surfaces of the development hereby approved, which should include details of all doors, windows, cills, headers and boundary treatment, 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) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Cleveland Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

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 required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

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

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

5) a) Before the development hereby approved commences, the measures for investigating the site identified in the submitted Site Investigation (Sub Surface North West Desk Study, Ref. 8032, dated September 2024) shall be carried out, 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. This should include submission of the ground gas meter calibration certificate for the monitoring period (09/09/24 - 06/12/24)

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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

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

6) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The development shall have refuse storage space for segregated waste collection and recycling and internal and external storage areas are required. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

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

- Display of an emergency contact number;
- Hours of working;
- Dust suppression measures;
- Measures to control noise and vibration;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Phasing and quantification / classification of vehicular activity associated with planned construction, including commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway
- Routing strategy of construction vehicles;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.
- A dilapidation survey, including photographs and commentary, on the condition of carriageway/footways of construction vehicle routes surrounding the site.

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

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

8) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN14 & EN17 of the Manchester Core Strategy.

9) a) The development hereby approved shall be completed in accordance with the scheme for the provision of space for bicycle storage as shown on drawing titled 'Existing and Proposed

Site Plan - Sheet 5', dated November 2025 and stamped as received by the City Council, as Local Planning Authority on 24 November 2025.

b) Prior to the occupation of the dwellinghouses, finalised details of the type of secure and sheltered cycle parking unit to be installed shall be submitted to and approved in writing by the local planning authority. The approved space and facilities shall then be permanently retained.

Reason - To ensure that adequate provision is made for bicycle 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 Manchester Core Strategy.

10) Prior to any above ground works commencing on site an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency and approved measures, which shall be implemented in the construction of the approved development. Prior to occupation of the house a post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of Manchester's Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

11) Before the occupation of the development a scheme shall have been submitted to and approved by the City Council as local planning authority demonstrating inclusive access to the main entrance to the house including route widths, levels and gradients. The agreed scheme shall be implemented before the occupation of the development and maintained in situ thereafter.

Reason - To ensure that inclusive access is provided pursuant to policy DM1 of the Core Strategy for the City of Manchester

12) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no [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 Manchester Core Strategy, and saved policy DC18 of the Unitary Development Plan for the City of Manchester.

13) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in any 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 Manchester Core Strategy and saved policy DC18 of the Unitary Development Plan for the City of Manchester.

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

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

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

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

16) Prior to above ground works a written 30-year Habitat Management and Maintenance Plan (HMMP) for the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved HMMP shall relate to all 'significant' biodiversity gains on site and shall be strictly adhered to and implemented in full for its duration and shall contain:

- A) Aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application.
- B) Descriptions of the management operations necessary to achieving aims and objectives.
- C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.
- D) Details of monitoring needed to measure the effectiveness of management.
- E) Details of the persons responsible for the implementation and monitoring.
- F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.
- G) Reporting on years 1, 2, 5, 10, 20 and 30'.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

17) Prior to any above ground works in the development hereby approved, a scheme for the provision of bird boxes/sparrow terraces and bat boxes/bricks, shall be submitted to and

approved in writing by the City Council as the local planning authority. The biodiversity enhancement measures shall be implemented in accordance with the approved scheme and programme, prior to the occupation of the house, and retained at all times thereafter

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

18) No above ground works shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the house is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

Informatives

1) Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant should be aware that they must seek ecological advice should they find or suspect that the proposal will impact on protected species.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Greater Manchester Ecology Unit

17 Cleveland Road, Manchester, M8 4GS
Flat 2, 23 Cleveland Road, Manchester, M8 4GS
9 Saxon Avenue, Manchester, M8 4QH
15 Saxon Avenue, Manchester, M8 4QH
11A Saxon Avenue, Manchester, M8 4QH
11 Saxon Avenue, Manchester, M8 4QH
Flat 3, 23 Cleveland Road, Manchester, M8 4GS
Flat 1, 23 Cleveland Road, Manchester, M8 4GS

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
Conservation Area - Crumpsall Green Conservation Area 2004
Area Team Boundary - Name: NORTH AREA