MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143807/FO/2025
Date registered valid:	8 October 2025
Proposal:	Erection of timber outbuilding
Address:	Nephra Community Gardens, Northfield Road, Manchester, M40 3RN
Ward(s):	Moston Ward
Applicant:	Mr James Wood, NEPHRA Good Neighbours
Agent (if any):	
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**1 December 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 October 2025

Standard consultations:
Printed: 20 October 2025 Expired: 10 November 2025

Neighbour notifications
Printed: 20 October 2025 Expired: 10 November 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to Nephra Allotment Community Gardens within the north Manchester ward of Moston. The site relates to an existing allotment and community garden site located at Northfield Road. The site is bounded by Northfield Road to the west, Southway Road to the south, the rear of residential properties of Cartmel Crescent to the east and a care home to the north.

At the time of the site visit, the site consisted of soft landscaping and an allotment area and several allotment structures. There are several trees which run along the boundary with Southway. Along the entrance of Northfield Road, the site is bounded by high metal railings in a green colouration.

The existing allotment is run by NEPHRA Good Neighbours, a registered charity. NEPHRA's existing headquarters is located at 27 Parkfield Road North, close to the applicant site.

The site subject to this application relates to a piece of land to the most northerly corner of the site.

Description of area

The surrounding area is residential in nature.

Description of development

The current application seeks planning permission for the erection of timber outbuilding. The outbuilding will be used by the clients and volunteers and will store tables, chairs and tools, for the purpose of the allotment.

As per the covering letter:

There are three existing wooden sheds in the vicinity of where the new log cabin is planned, as pictured below:



Shed 2 will to be removed as it is no longer in a good state of repair.

Shed 1 will be turned 90 degrees and placed in the current location of shed 2. This also allows for maintenance access around the new log cabin.

Shed 3 remains as-is and is not being touched.

The log cabin would have approximate dimensions, at the largest point, of Height: 2.5 x Length: 6.3 x Width: 5.6 metres. The outbuilding would have a sloped roof with an overhang and so a variable height and width. The log cabin would be sited 1 metre from the boundary with the care home to the north and 1 metre from the shared boundary with no.7 Cartmel Crescent.

The outbuilding would involve the insertion of two windows and a door within the front elevation and a window within each of the side elevations.

The product specification of the chosen outbuilding was provided for review and is a Pent Log Cabin 44mm from provider Power Sheds.

The shed would be made of:
-44m thick Scandinavian timber
-uPVC double glazed door and windows
-EDPM rubber roof

Negotiations during the Course of the Application

Discrepancies with the proposed location of the outbuildings revealed the site edged red submitted with the application did not include all the land in the applicant's ownership. As such, the application was made invalid, a correct location plan was submitted and the determination period re-started.

A site plan that was to-scale was requested and received from the agent.

Discussions took place regarding concern with overlooking from the shed and an appropriate way forward was agreed.

GMEU reviewed the application and confirmed proposals are exempt from the requirement to provide an overall net gain in biodiversity because the area of semi-natural habitat involved is too small. The application form was amended to reflect this.

Clarification as to the outbuildings to be retained on site was received.

Planning History

140130/FO/2024-Installation of a single storey modular building to form community centre (Class F.1) and associated external works following demolition of existing structures. Approved 29 November 2024.

106648/VO/2014/N1- CITY COUNCIL DEVELOPMENT Erection of new steel container to act as site hut for existing allotments and new detached building to form green toilet facility. Approved 15 October 2014.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

GMEU

GMEU were consulted and provided the following comments:
GMEU raise no objections to the proposals on Ecology grounds.

From the plans submitted and the existing layout of the site GMEU consider that the proposals are exempt from the requirement to provide an overall net gain in biodiversity because the area of seminatural habitat involved is too small.

The biodiversity metric and biodiversity gain report which have been provided appears to relate to a previous application for a larger building.

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

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)
Policy EN15 (Biodiversity and Geological Conservation)
Policy T1 (Sustainable Transport).

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:
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.

Places for Everyone (2022-2039)

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 following policies are relevant:
JP- S1- Sustainable development

ISSUES

Principle of Development

The application seeks consent for erection of timber outbuilding. The outbuilding will be used by the clients and volunteers and will store tables, chairs and tools, for the purpose of the allotment. Given the outbuilding would support the needs of the allotment, the principle of development is considered acceptable. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity, whilst giving due consideration to consultee responses.

Visual/ Residential Amenity

The site relates to an existing allotment and community garden site located at Northfield Road. The site is bounded by Northfield Road to the west, Southway Road to the south, the rear of residential properties of Cartmel Crescent to the east and a care home to the north.

As such, due to the use of the gardens, any neighbours to be impacted would be those bounding the site.

The timber outbuilding would be sited 1 metre from the shared boundary with the care home to the north. This relates to open green space and external amenity space for the care home's use. Given the outbuilding would cover a small proportion of the common boundary and given the height, at the largest point, would be restricted to 2.5 metres, the outbuilding would not be considered excessively tall or bulky to create an overbearing feature. No loss of light would occur given the scale of the building and the separation of the care home from the common boundary. It is noted that a window would be inserted in the side elevation of the outbuilding and face onto the high metal railings separating the two properties. To ensure the outbuilding does not give rise to the perception of overlooking to the detriment of the care home, a condition would be attached to any approval granted for the window to be obscure glazed to mitigate any potential overlooking.

The outbuilding would be sited 1 metre away from the rear boundary to the site, shared with property no.7 Cartmel Crescent. Given the high timber fence separating the property and community gardens and given the height of the outbuilding would be restricted to 2.2 metres (given the sloped roof form), it is not considered the outbuilding would give rise to any adverse amenity implications, namely overbearing, loss of light or adverse privacy implications.

The window to be inserted in the right hand window would face in the direction of the community allotments. Given the proposed use of the outbuilding, the proposal is not considered to give rise to any amenity implications in respect of overbearing, loss of light or adverse privacy implications.

The outbuilding would be limited in scale and would be sited to the northern corner of the plot. As such, the outbuilding is not considered to create an intrusive feature and so would not give rise to any concern in respect of visual amenity.

The proposed outbuilding, as per the submitted covering letter is to be used for the purpose of storage for the allotment. Given the existing activities that already occur at the allotment for community members, it is not considered the proposal would give rise to any adverse noise implications.

To ensure the outbuilding is used in the manner proposed and for no use that would give rise to adverse noise implications or other amenity implications, a condition restricting its use would be attached to any approval granted.

As such, the proposal is not considered to adversely impact visual/ residential amenity, and so the proposal is considered pursuant to Policy SP1 and DM1 of the Core Strategy, and policy DC26 of the UDP.

Design, Scale and Appearance

The log cabin would have approximate dimensions, at the largest point, of Height: 2.5 x Length: 6.3 x Width: 5.6 metres. Such log cabin would create a small addition within the gardens. Whilst it is noted that this site is not a residential use, it is noted that outbuildings can be constructed

with a height of 2.5 metres using permitted development rights for households. Given this comparison, the scale and height of the outbuilding proposed is not considered overly large.

The product specification of the chosen outbuilding was provided for review and is a Pent Log Cabin 44mm from provider Power Sheds. It is understood that this is an off the shelf product, which is considered acceptable given the proposed use. The proposed specification of the outbuilding would be conditioned within any approval granted.

The shed would be made of:
-44m thick Scandinavian timber
-uPVC double glazed door and windows
-EDPM rubber roof
Such materials are considered acceptable and the use of timber would complement the other timber buildings that can be seen across the site. The use of timber is considered sensible given the setting within the allotments and are considered acceptable.

As such, the proposal is considered pursuant to Policy DM1 and SP1 of the Core Strategy.

BNG Considerations and Landscaping

The proposed outbuilding would be sited on a small section of grass and would have an area of approximately 35 square metres. A BNG assessment and metric was provided for review by colleagues in GMEU, however the documents submitted related to a previous, larger scheme on the site (see planning ref: 140130/FO/2024).

GMEU reviewed the scheme and raised no objections to the proposals on Ecology grounds. From the plans submitted and the existing layout of the site GMEU consider that the proposals are exempt from the requirement to provide an overall net gain in biodiversity because the area of seminatural habitat involved is too small.

The LPA have no doubt to question the conclusions of GMEU and no conditions in relation to BNG would be attached to any approval granted. Whilst it is noted a small section of grassed garden would be retained, the allotment area would not be impacted and adequate green space would remain as a result of the proposal.

As such, it is not considered the proposal would give rise to any ecological issues, in accordance with Manchester Core Strategy policies SP1, EN9 and DM1.

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

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

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

Recommendation: Approve

Article 35 Declaration
Officers have 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. Further information to meet the requirements for approval have been supplied and appropriate conditions have been attached to the approval granted.

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:
-Application Form, received by the City Council as Local Planning Authority on 19 November 2025.
-Location Plan, numbered REV A, received by the City Council as Local Planning Authority on 19 November 2025.

-Drawing- Proposed- Front Elevation, received by the City Council as Local Planning Authority on 22 August 2025.
-Drawing- Proposed- Rear Elevation, received by the City Council as Local Planning Authority on 22 August 2025.
-Drawing- Proposed- Left Side Elevation, numbered REV 1, received by the City Council as Local Planning Authority on 8 October 2025.
-Drawing- Proposed- Right Side Elevation, numbered REV 1, received by the City Council as Local Planning Authority on 8 October 2025.
-Site Plan- Site Aerial View Plan, numbered REV 1, received by the City Council as Local Planning Authority on 8 October 2025.
-Drawing- Proposed- Layout Plan Proposed, received by the City Council as Local Planning Authority on 19 November 2025.

-Supporting Information- Pent Log Cabin 44mm Product Specification, received by the City Council as Local Planning Authority on 22 August 2025.

-Supporting Information, Covering Letter, received by the City Council as Local Planning Authority on 1 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) The materials used in the external surfaces of the development hereby approved shall be those as specified within Supporting Information- Pent Log Cabin 44mm Product Specification, received by the City Council as Local Planning Authority on 22 August 2025.

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) The window in the left hand side elevation 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) The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the use of the community gardens known as Nephra Community Gardens.

Reason - To ensure the proposed use remains incidental to the principal use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Ecology Unit

57 Northfield Road, Manchester, M40 3RN
85 Northfield Road, Manchester, M40 3RN
83 Northfield Road, Manchester, M40 3RN
77 Northfield Road, Manchester, M40 3RN
73 Northfield Road, Manchester, M40 3RN
69 Northfield Road, Manchester, M40 3RN
65 Northfield Road, Manchester, M40 3RN
61 Northfield Road, Manchester, M40 3RN
51 Northfield Road, Manchester, M40 3RN
Flat 20, 66 Northfield Road, Manchester, M40 3BB
Flat 19, 66 Northfield Road, Manchester, M40 3BB
Flat 18, 66 Northfield Road, Manchester, M40 3BB
Flat 17, 66 Northfield Road, Manchester, M40 3BB
Flat 16, 66 Northfield Road, Manchester, M40 3BB
Flat 15, 66 Northfield Road, Manchester, M40 3BB
Flat 14, 66 Northfield Road, Manchester, M40 3BB
Flat 13, 66 Northfield Road, Manchester, M40 3BB
Flat 12, 66 Northfield Road, Manchester, M40 3BB
Flat 11, 66 Northfield Road, Manchester, M40 3BB

Flat 10, 66 Northfield Road, Manchester, M40 3BB
Flat 9, 66 Northfield Road, Manchester, M40 3BB
Flat 8, 66 Northfield Road, Manchester, M40 3BB
Flat 7, 66 Northfield Road, Manchester, M40 3BB
Flat 6, 66 Northfield Road, Manchester, M40 3BB
Flat 5, 66 Northfield Road, Manchester, M40 3BB
Flat 4, 66 Northfield Road, Manchester, M40 3BB
Flat 3, 66 Northfield Road, Manchester, M40 3BB
Flat 2, 66 Northfield Road, Manchester, M40 3BB
Flat 1, 66 Northfield Road, Manchester, M40 3BB
66 Northfield Road, Manchester, M40 3BB
53 Northfield Road, Manchester, M40 3RN
62 Northfield Road, Manchester, M40 3RL
2 Southway, Manchester, M40 3RA
55 Northfield Road, Manchester, M40 3RN
87 Northfield Road, Manchester, M40 3RN
81 Northfield Road, Manchester, M40 3RN
79 Northfield Road, Manchester, M40 3RN
75 Northfield Road, Manchester, M40 3RN
67 Northfield Road, Manchester, M40 3RN
59 Northfield Road, Manchester, M40 3RN
58 Northfield Road, Manchester, M40 3RL
64 Northfield Road, Manchester, M40 3RL
60 Northfield Road, Manchester, M40 3RL
14 Avonbrook Drive, Manchester, M40 3SA
12 Avonbrook Drive, Manchester, M40 3SA
4 Southway, Manchester, M40 3RA

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA