MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144804/FO/2025
Date registered valid:	5 January 2026
Proposal:	Erection of two-storey building comprising 2no. two-bedroom apartments (Use Class C3) with associated car parking, cycle storage and waste storage, together with reconfiguration of existing HMO and associated elevational alterations.
Address:	47 Sedgeborough Road, Manchester, M16 7EU
Ward(s):	Moss Side Ward
Applicant:	Mr Hamid Derakhshan, HD Rental Properties Ltd
Agent (if any):	Mr Ralph Taylor, Paul Butler Associates
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18 March 2026

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 13 February 2026

Standard consultations:
Printed: 15 January 2026 Expired: 5 February 2026

Neighbour notifications
Printed: 15 January 2026 Expired: 5 February 2026

Site notice
Posted: 5 February 2026 Expired: 26 February 2026

Press advert
Published: 20 January 2026 Expired: 10 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The property that is the subject of this application is identified as 47 Sedgeborough Road. It is a large two storey detached former public house (known previously as The Great Western). Part of the ground floor, together with the first floor and second floors are in use as a 14 bed single occupancy house in multiple occupation. This was by way of a Certificate of Lawful Development ref 143053/LE/2025. The building is located at the junction of Sedgeborough Road and Walford Street. At the right- hand side of the rear is an area of hardstanding that is in use as a car park. The remainder of the ground floor was previously in use as a domiciliary care providers office accommodation. This has recently received planning permission for the conversion of the ground floor to three x one bed flats together with a single storey rear extension. There are outbuildings to the immediate rear at the ground floor. There is a deep forecourt that wraps around the front and side of the building at the junction with Walford Street.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential with the housing stock being primarily social housing and Whalley Range Methodist church on the opposite side of Sedgeborough Road, and Whalley Range Conservation are to the opposite side of the road to the west of the proposal site.

Description of development
The proposal is for the erection of a two- storey building which adjoins the main property of 47 Sedgeborough Road but does not interconnect. The resultant building would accommodate two x two bed self- contained apartments. There will be a small amount of amenity space, two dedicated parking spaces, cycle storage and bin store within the curtilage of the property. The accommodation created will comprise of, kitchen, bedroom and shower room. In addition, the

entrance area to the existing HMO will be upgraded to provide a step lift to the entrance, and the reversal of a door and a window on the front elevation. The remaining detail will be as per the approvals for the two associated applications seen below.

Planning History 142836/FO/2025. Erection of a single storey rear extension in association with the conversion of the ground floor from office use to form 3 no. 1 bedroom 1 person apartments (class C3 use)
APPROVED 12.12.2025

143053/LE/2025. Use of part ground, first floor and second floor as a 14 bedroom house in multiple occupation (Sui Generis).
APPROVED 31.07.2025

Consultations & Notification Responses
Local Residents were informed- no representations have been received.

Highways- no objections subject to the attachment of appropriate conditions- In line with MCC Residential Guidelines, secure and sheltered cycle storage is being provided for two cycles. Details of the design of these shelters should be provided to the Council. A condition to that effect shall be attached to any consent granted.

Flood Risk Management- no objections subject to the attachment of a condition requiring submission and approval of a surface water drainage scheme for the development.

United Utilities- no objections- the response from UU with regards to the drainage hierarchy should be included with the decision for the applicants information and advice.

Environmental Health- no objection to the proposal subject to the attachment of conditions relating to Noise, construction hours, contaminated land, waste management and air quality.

Issues

Policies

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 to is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

Draft National Planning Policy Framework (NPPF-2025)
The Government has published a consultation draft of the NPPF. the proposed changes are intended to improve the current housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Although the draft is not yet adopted, it carries sufficient weight to be of a material consideration.

Chapter 4- Achieving Sustainable Development
Policy S3: Presumption in favour of sustainable development.
Chapter 14- Achieving Well Designed Places
Policy DP3: Key principles for well designed places.

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.
Policy JP-P1: Sustainable Places

The Development Plan
Manchester's Core Strategy Development Plan Document forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan although a number of the UDP policies remain extant.
Core Strategy Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well-designed places, making a positive contribution to health,

safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Core Strategy Policy T2 - Accessible areas of opportunity and need - The Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers including the Regional Centre, Oxford Road Universities and Hospitals and the Airport and is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and education opportunities.

Core Strategy Policy H1 - Housing - Proposals for new residential development should contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design and density of a scheme should contribute to the character of the local area and should include usable amenity space and be designed to give privacy to both residents and neighbours. Priority should be given to sites which are in close proximity to centres of high frequency public transport routes and to the re-use of previously developed sites in sustainable locations.

Core Strategy Policy Policy H 5- Central Manchester, over the lifetime of the Core Strategy, will accommodate around 14% 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 Regional Centre (Hulme and the Higher Education Precinct) as
well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.

Central Manchester has approximately 14% of the City's available sites (SHLAA 2010). This level of new development will provide significant opportunities to help change the character of the area, support the economic growth of the City-region by providing a more balanced community, and is close to the higher education precinct and City Centre, growing sources of employment opportunities.

The emphasis will be on increasing the availability of family housing and diversifying housing stock in mono-tenure areas, preserving and improving the quality of the existing housing stock and the management of areas where HMOs predominate.

Core Strategy Policy DM1 - Development Management - This policy seeks to ensure that new development contributes to the overall aims of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities and particularly by contributing to neighbourhoods of choice.

Issues

Principle
The proposal site is adjoining the existing HMO (secured by certificate) and recent planning consent was granted for the change of use of the northern corner of the building at the ground floor from offices to 3 one bed apartments (not implemented at the time of the current application) and to the opposite side of the road is Whalley Range Methodist church. Further along on the opposite side of Sedgeborough Road is the back of the Whalley Range Conservation area. The remainder of the area is predominantly residential and comprises of a mix of owner occupier, private rented and social housing. Given the residential character of the area the principle of the introduction of two residential flats is considered acceptable. This is subject to the consideration of the proposal and any impacts it may have upon residential and visual amenity and the character of the property itself and the area within which it is located.

Standard of accommodation
The apartments are considered to be of an acceptable size, with the sizes of each individual flat being compliant with the Residential Space Standards and being as follows: 2 bed 3 person= 61m2 (standard is 61m2) they comprise of 2 bedrooms, a lounge / kitchen and a bathroom. There is shared amenity space to the rear of the proposed development and a communal bin storage area together with an area allocated for secure cycle storage and two dedicated parking spaces.

Both units are therefore equal to the space standards guidance of 61 sq m for two-bedroom units. It is considered that the proposal will therefore provide an acceptable standard of accommodation. A condition would be attached to any consent granted to prevent the property being converted into an HMO.

As a new build development the expectancy would be a ratio of 66% 2 beds and 33% 1 beds, however the proposal is 100% 2 bed accommodation and is considered acceptable.

Traffic, parking and access
There are two parking spaces proposed to serve the two flats, these are in curtilage behind a lockable gate. Whilst the car park area could accommodate several vehicles, these have never been dedicated spaces for the existing HMO which shares the site. There is on street car parking available within the vicinity of the site which is capable of accommodating any potential vehicles associated with the development, and highways colleagues are satisfied that there is a lot of availability of on street parking. It is not considered that the additional two apartments would generate any great numbers of vehicles or significant increase in vehicle trips and therefore no impact on the adopted highway is envisaged. In addition there are two secure cycle spaces proposed within the site and the property is also located on good public transport routes and is close to local services, thereby being in a sustainable location and encouraging alternative modes of transport being in an area that is not solely reliant on the private car. There are local services within the immediate vicinity, with supermarkets, retail uses and restaurants all within close walking distance. Secure waste management is located within the rear of the site with bins to be brought to the front on collection day. A condition relating to waste management would be attached to any consent granted.

Whilst it is acknowledged that the physical construction of the two- storey building would occupy space that has the potential for car parking Sedgeborough Road and Walford Street have no parking restrictions imposed upon them, the area is not at, or near capacity in regard to on-street parking.

Vehicle Access- The position of the vehicle access is being altered to accommodate the proposed development. To reposition the vehicle access the applicants will have to contact the City Council to agree the construction details of the new access.

Cycle Provision
The scheme includes a secure bike store at ground level to the rear of the property which will accommodate cycle parking on a ratio of 1 per flat. This is considered acceptable.

Residential Amenity
The elevational alterations include changes to the existing adjoining building which is currently in use as a 14 bed HMO. The changes comprise of replacement of the existing door on the front elevation with a window, and the creation of a new access door to the front of the property. In addition, due to the stepped nature of the building, there is also proposed the addition of a platform lift to the front elevation adjacent to the new access door. This is considered acceptable providing improved access to the building for all, and the details of the platform lift

will be conditioned. There are currently two windows serving the HMO in the side elevation overlooking the existing car park. These will be replaced with windows to the front and rear in their place.

There would be one small window in the proposed side elevation (south) serving the bathroom of the ground floor flat. This however will be obscurely glazed and only faces across to the gable of number 49 Sedgeborough Road where there is only a landing window within that gable elevation. A condition regarding the obscure glazing would be attached to any consent granted.

The elevational alterations are not considered to give rise to a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties.

In relation to the number of occupants, the proposed development given the size of each apartment would be 2 x bed 3 person apartments. thereby a total occupancy of 6 occupants, as a new build it is expected that the quality should be of a good standard. On balance it is considered that the proposed development would not be likely to cause significant harm or an adverse impact on the residential amenity of the occupiers of neighbouring properties.

Visual Amenity- The proposal has been designed to replicate the proportions and massing of the existing property and the neighbouring properties, and it is not considered that the proposal would have a detrimental impact upon the visual amenity of the existing site or of that of the neighbouring properties or views into and out of the conservation area.

Materials - It is proposed that the building will be constructed in brick to match the neighbouring properties. A materials condition will be attached to any consent granted.

Amenity space.
Currently there is no formal provision of amenity space, with the whole of the external area being laid out as a solid surface. The introduction of areas of grassed amenity space will introduce some softness and break up the solid surface that currently occupies the external areas. This is considered an acceptable improvement over the existing situation. A condition to that effect will be attached to any consent granted.

Waste
There is a dedicated area to the rear of the property within the area that is currently used as car parking, further details are required with regards to the numbers and capacity of the proposed waste streams, and who they will serve. A refuse condition will be attached to any consent 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 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. No significant problems have arisen during the consideration of this application, and it has been determined in accordance with both local and national policies.

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:
Proposed Site Plan A1635(02)AP001 Rev P5 received 5th March 2025
Proposed Ground Floor Plan A1635(02)AP002 Rev P4 received 19th December 2025
Proposed First Floor Plan A1635(02)AP003 Rev P4 received 5th January 2026
Proposed Elevations A1635(02)AP004 Rev P4 received 5th 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 Core Strategy.

3) 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) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Sedgeborough Road and Walford Street 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):

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 10 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

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, H1 and DM1 of the Core Strategy.

5) a) Prior to above ground works commencing, a scheme for electric vehicle charging, shall be submitted to and approved in writing by the City Council as local planning authority. Once approved shall be implemented in accordance with the approved details, and shall be retained and maintained thereafter so long as the proposed development is in use.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

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

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

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

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 in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

7) Prior to the first use/occupation of the development hereby approved, a detailed scheme showing the design, location and size of a facility to store refuse and waste materials shall be submitted to and approved in writing by the Local Planning Authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required. The approved scheme shall be implemented in full prior to first use/occupation of the development and retained thereafter whilst the use or development is in operation.

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

8) Details of safe and secure cycle parking shall be submitted to and approved in writing by the City Council as local planning authority within three months of the date of this planning consent. The approved cycle parking shall be made available for use so long as the use hereby approved is operational.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy.

9) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.

Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.

Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.

A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

Construction details of flow control and SuDS components.

Details of how the scheme shall be maintained and managed after completion. Maintenance and management plan, including responsible party and a schedule of tasks/frequencies for the components.

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08, EN14 and EN17

10) 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 plans.

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

11) 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 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.

12) Before first occupation the window in the ground floor of the southern (side) elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

13) Notwithstanding the detail on plans ref Ground Floor Plan A1635(02)AP002 P4 and Proposed Elevations A1635(02)AP004 Rev P4, full details and sections of the proposed platform lift to the front elevation of 47 Sedgeborough Road shall be submitted to and approved in writing by the City council as local planning authority. Once approved shall be implemented in accordance with the approved plans and retained and maintained therefater.

Reason- to safeguard the residential amenity of the occupants of the building in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1) The proforma Waste Management Strategy must include the following information:
Estimated volumes and types of waste produced by the development
Details of internal and external stores for both waste and recycling, including any plans and designs
Location of the proposed collection point and details of the route the collection vehicle will take
Details of how waste will be transferred between stores and to the collection location and
Details of number and capacity of bins proposed and collection frequency.
Other details as per 'Waste Proforma v1.0'

It is not clear on the pro forma if there will be 2 of all bins for both apartments, and how these will be separated from the HMO.

2) The developer should refer to MCC's AQ Guidance Note for EV charge point recommendations, and also IAQM Planning guidance for further information on boilers etc if relevant

3) Location: 47 Sedgeborough Road Manchester M16 7EU.
Proposal: Erection of two-storey building comprising 2no. two-bedroom apartments (Use Class C3) with associated car parking, cycle storage and waste storage, together with reconfiguration of existing HMO and associated elevational alterations.
United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further

sources of support and guidance on matters that might impact their proposal.The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

Directed by the principles set out in the National Planning Practice Guidance and the new National Standards for Sustainable Drainage Systems (2025) we require developers and Local Planning Authorities, to do all that they can to avoid surface water entering the public sewer, unless absolutely necessary. This applies to all proposed development. See Appendix 1.1 'Surface Water Hierarchy'.

All options for the sustainable management of surface water must be thoroughly investigatedbefore we will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

To discuss their drainage proposals the applicant should contact our Developer Services team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 6.0 'Contacts'.

When considering their drainage proposal, it is the applicant's responsibility to investigate the existence of any infrastructure that might impact their detailed design. This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities guidelines and/or Building Regulations. Further information is available on our website: Working near our pipes - United Utilities. Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

Water main

A water main crosses / is located in the vicinity of the site. It must not be built over, or our access fo the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: Working near our pipes - United Utilities. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 3.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 6.0 'Contacts'.

WATER EFFICIENCY IN NEW DEVELOPMENT

All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day (l/p/d) as set out in Building Regulations Approved Document G. If your adopted development plan includes a policy that implements the tighter water efficiency standard of 110 l/p/d for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to water efficiency in

the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

APPENDIX:
Supporting information for the decision maker, applicant, developers and any other interested partyWhilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team or visits our website for more detailed advice on any aspects of United
Utilities' assets and services that might impact their proposal. Full contact details can be found in Section 6.0 'Contacts' (below).

1.0 DRAINAGE DESIGN
Surface water (rainwater) flows are very large when compared with foul water flows that come from toilets, showers, washing machines, etc. It is usually surface water flows that increase the risk of sewer flooding, potentially impacting homes and businesses, and can result in unwanted spills from storm overflows into watercourses.
We have embarked on an ambitious investment programme to improve the performance of our wastewater network, particularly relating to the management of surface water. Our focus is to reduce the risk of sewer flooding and the prevention, frequency and intensity of spills from storm overflows, ultimately moving to a position where they are no longer necessary. As we work hard to improve the existing wastewater network, it is important that we do not compromise the results by accepting any unnecessary new surface water connections and that we take all opportunities for the removal of existing flows.

1.1 Surface water hierarchy
The design and delivery of surface water drainage systems must be in accordance with the National Standards for Sustainable Drainage Systems or any replacement of national standards. Full details, including the hierarchy of surface water runoff destinations can be found here: National standards for sustainable drainage systems (SuDS) - GOV.UKThe standards indicate that surface water drainage systems shall be designed, constructed, maintained and operated following a natural approach to managing water. This should mimic natural drainage, manage surface runoff at or close to the surface and as close to its source as practicable. Therefore, drainage proposals for new development must be designed to maximise the retention of surface water on-site and minimise the volume and rate of surface water discharge off-site.
United Utilities will only accept new surface water connections to the public sewer in circumstances where the applicant has provided robust evidence that the drainage hierarchy has been fully investigated and more sustainable options for the management of surface water have been proven to be unfeasible. Surface water connections, particularly to the combined sewer, should only be considered as the last resort. Where surface water connections already exist, the applicant must provide clear evidence of these connections along with calculations on rates of discharge, to demonstrate a reduction in discharge rates. Without this evidence, applicants will be required to discharge at a greenfield rate of run-off.

1.2 Adoption and construction of drainage systemsIf the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C - Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we

recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.
Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 PLANNING CONDITIONS; OUR APPROACH TO DRAINAGE CONDITIONS

When appropriate, United Utilities will request planning conditions relating to site drainage. This is important to ensure the delivery of quality drainage design for both new and existing customers. There is also a particular focus on the sustainable management of surface water thorough investigation of the drainage hierarchy which is critical in the management of flood risk and to reduce the frequency and intensity of spills from storm overflows, which is a shared priority for both United Utilities and the customers and communities that we serve.

2.1 Drainage design

In scenarios where all relevant information regarding drainage design is available; the design is acceptable and all opportunities for the sustainable management of surface water have been fully investigated, we will usually request a compliance condition to enable the delivery of the proposed design. If any relevant information is missing, or where there is insufficient evidence to demonstrate that the drainage hierarchy has been fully investigated, we will request a pre-commencement condition to ensure that all aspects of drainage design are fully considered before any work begins on site.

2.2 Management and maintenance of Sustainable Drainage Systems (SuDS)

The Local Authority should consider a SuDS management and maintenance condition for any scheme where SuDS is included within the proposal. An example condition is below that may be suitable in many circumstances. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
(i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development. It is important to note that United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company and therefore, would not be involved in any application to discharge a condition relating to SuDS management and maintenance.

3.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

3.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main. For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our
website: Working near our pipes - United Utilities

3.2 Wastewater pipelines
United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.
Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

3.3 Water and wastewater pipelines and apparatus
A number of providers offer a paid for mapping service, including United Utilities. Alternatively, the plans can be viewed for free. See Section 6.0 'Contacts' for further details. The position of underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plans and private pipes, sewers or drains may not be recorded. We strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 6.0. 'Contacts' (below).

United Utilities Water PLC will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps. Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.
Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets. Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.
Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: Working near our pipes - United Utilities.
The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation. This advice is also relevant to any unchartered pipelines (pipelines that do not

appear on our asset maps) that might be discovered on site either before or during construction. In this instance, the developer should contact our Developer Services team as soon as possible. See section 6.0 'Contacts'.
It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

4.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 6.0 'Contacts' (below).
If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project, and the design and construction period should be accounted for. In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; Our household charges 2025/2026 | United Utilities (Section 8.7).
To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 6.0 'Contacts'.To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: Sustainability - United Utilities

Business customers can find additional information on our sustainable drainage incentive scheme at Incentive schemes | United Utilities

5.0 GROUNDWATER PROTECTION ZONES

Groundwater Protection Zones (GPZs), also known as Source Protection Zones (SPZs), identify the groundwater catchment areas of sources of potable water and show where they may be at particular risk from polluting activities on or below the land surface. The Environment Agency has a series of published position statements documenting their approach to managing and protecting groundwater; The Environment Agency's approach to groundwater protection. This document includes position statements, including restrictions or extra controls, that are applicable to certain activities within a Source Protection Zone 1 (SPZ1) of a groundwater source, which are designed to protect groundwater intended for human consumption. It is important that the applicant reviews the Environment Agency's advice, or any subsequent guidance, in its entirety.
Nb. In order to protect groundwater quality surrounding United Utilities boreholes, we may request the principles outlined within the Environment Agency's document are applied to Source Protection Zone 2 (SPZ2), as well as SPZ1.
The applicant can seek further advice from our Groundwater Engineering Team. See 'Contacts' Section below.

6.0 CONTACTS

Contact our DEVELOPER SERVICES team as follows:
Website (including 'Live Chat'): Building & Developing - United Utilities
Telephone (Monday-Friday, 8am-6pm): 0345 072 6067
Email:
WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk
WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

SLUDGE PIPELINES: DeveloperServicesWater@uuplc.co.uk
GROUNDWATER PROTECTION ZONES:
Where the proposed site is located in a Groundwater Source Protection Zone, the applicant should contact our Engineering team for advice, by email at Groundwater@uuplc.co.uk

PROPERTY SEARCHES (FOR ASSET MAPS):
The public water and sewer records can be viewed via our online viewing facility for free. Viewings are by appointment only. To book an appointment, the applicant should email propertysearches@uuplc.co.uk or call 0370 751 0101
Alternatively, a number of providers offer a paid for mapping service, including United Utilities. To purchase a sewer and water plan from United Utilities, visit Property Searches | United Utilities

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):
Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.
To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Heritage & Urban Design

Ground Floor Office, 47 Sedgeborough Road, Manchester, M16 7EU
53E Withington Road, Manchester, M16 7EX
14 Thorncombe Road, Manchester, M16 7YB
8 Thorncombe Road, Manchester, M16 7YB
2 Thorncombe Road, Manchester, M16 7YB
8 Walford Street, Manchester, M16 7EP
2 Walford Street, Manchester, M16 7EP
45 Sedgeborough Road, Manchester, M16 7EU
51 Withington Road, Manchester, M16 7EX
18 Thorncombe Road, Manchester, M16 7YB
16 Thorncombe Road, Manchester, M16 7YB
12 Thorncombe Road, Manchester, M16 7YB
10 Thorncombe Road, Manchester, M16 7YB
6 Thorncombe Road, Manchester, M16 7YB
4 Thorncombe Road, Manchester, M16 7YB
53D Withington Road, Manchester, M16 7EX
53C Withington Road, Manchester, M16 7EX
53B Withington Road, Manchester, M16 7EX
53A Withington Road, Manchester, M16 7EX
24 Sedgeborough Road, Manchester, M16 7EU
6 Walford Street, Manchester, M16 7EP
4 Walford Street, Manchester, M16 7EP
51 Sedgeborough Road, Manchester, M16 7FR
49 Sedgeborough Road, Manchester, M16 7FR
42 Sedgeborough Road, Manchester, M16 7EU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA