MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mayfair Development
63 Elm Grove
Manchester
M20 6PL

Agent (if used)

Ms Fui Seui Liew
Semington View
Manchester
M28 3UZ

Part 1 – Particulars of the application/development

Proposal: Conversion of basement into a two bedroom self-contained flat and creation of lightwells, associated elevational alterations and cycle store to frontage with car parking to rear.

Location: 286 Burton Road, Manchester, M20 2NB

Date of application: 9 October 2025

Application number: 143524/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner, and no significant issues have arisen whilst dealing with the application. The application has been dealt with in a timely manner and is in accordance with the development plan.

Condition(s) attached to this decision

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 ELEVATIONS' numbered 'EBB889-01-007 P2', received by the City Council as Local Planning Authority on the 23rd October 2025.

'PROPOSED SECTION', numbered 'EBB889-01-009 P2', received by the City Council as Local Planning Authority on the 23rd October 2025.
'PROPOSED FLOOR PLANS', numbered 'EBB889-01-003 P2', received by the City Council as Local Planning Authority on the 2nd November 2025.
'PROPOSED SITE PLAN', numbered 'EBB88-01-005 P2', received by the City Council as Local Planning Authority on the 2nd November 2025.
'Appendix E - Waste Management Strategy', received by the City Council as Local Planning Authority on the 23rd October 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) Prior to the commencement of development, samples and/or specifications of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity and the preservation of the character of the conservation area in accordance with policies SP1, DM1, and EN3 of the Manchester Core Strategy, saved policy DC18 of the Unitary Development Plan for the City of Manchester and the requirements of the National Planning Policy Framework.

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

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 10 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

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

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

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

Reason - To secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Manchester Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) The development hereby approved shall be carried out in accordance with the details specified in the approved document labelled 'Appendix E - Waste Management Strategy' received by the City Council as Local Planning Authority on the 23rd October 2025 and shall be so maintained and retained at all times thereafter.

Reason - In the interests of amenity and public health pursuant to policies, SP1, DM1, and EN19 of the Manchester Core Strategy and to ensure that there are adequate waste storage receptacles for occupiers of the development.

6) The proposed bin store, shown on the approved drawing labelled 'PROPOSED SITE PLAN', numbered 'EBB88-01-005 P2', received by the City Council as Local Planning Authority on the 2nd November 2025, shall be implemented and be in place prior to the first occupation of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of residential amenity and safeguarding the character of the conservation area, pursuant to policies SP1, DM1 and EN3 of the Manchester Core Strategy and saved policy DC18 of the Unitary Development Plan for the City of Manchester.

7) The proposed cycle store, shown on the approved drawing labelled 'PROPOSED SITE PLAN', numbered 'EBB88-01-005 P2', received by the City Council as Local Planning Authority on the 2nd November 2025, shall be implemented and be in place prior to the first occupation of the development and shall be made available for use at all times thereafter.

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.

8) a) Notwithstanding the details included within the documents and drawings listed under condition no.2 of this approval, within 3 months of the commencement of development, details of both hard and soft landscaping works together with a timescale for implementation shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) The landscaping works shall be carried out in accordance with the approved scheme.

c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

9) Prior to the first occupation of the development hereby approved, details of electric vehicle charging points shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved electric vehicle charging points shall be implemented and be in place prior to the first occupation of the development and shall be so maintained and retained at all times thereafter.

Reason - To ensure that adequate provision is made for electric vehicle charging, pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy.

10) The car parking arrangements shown on the approved drawing 'PROPOSED SITE PLAN', numbered 'EBB88-01-005 P2', received by the City Council as Local Planning Authority on the 2nd November 2025, shall be laid out and made fully available for use prior to the development being first occupied and shall be retained thereafter for their intended purpose.

Reason - In the interest of highway safety and the free flow of traffic and in accordance with policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework

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 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 Manchester Core Strategy.

12) The residential use hereby approved shall be used only as a private dwelling (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 Manchester Core Strategy.

13) Prior to the first occupation of the development hereby approved, an external lighting scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The scheme shall include:

-The location, type, and specification of all security lighting to entrances, pathways, and access points associated with the basement flat;
-Details of luminance levels, light spillage, and hours of operation to ensure adequate security without causing undue glare or disturbance to neighbouring properties;

The approved lighting scheme shall be implemented in full prior to first occupation of the development and shall be retained thereafter in accordance with the approved details.

Reason - To ensure appropriate external lighting is provided to enhance the security of the basement flat while safeguarding residential amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

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.

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

The applicant should be advised that all gated accesses (except fire exits) will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is encouraged to consider additional security measures for the basement flat entrance to enhance the safety of occupants and reduce the risk of crime. Such measures could include the installation of surveillance equipment (e.g., CCTV cameras), secure access controls, and appropriate lighting to deter unauthorised access. Any security installations should be designed to respect the privacy of neighbouring properties and comply with relevant data protection legislation.

Date: 4 December 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.