

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142637/FO/2025

Date registered valid: 2 June 2025

Proposal: Erection of a two storey dwellinghouse (Class C3) with living accommodation in the roof space together with landscaping and boundary treatment

Address: 161 Old Hall Lane, Manchester, M14 6HJ

Ward(s): Rusholme Ward

Applicant: Dr Mahtab Siddiqui

Agent (if any): Mrs Keeley Harris, Alden Rose Ltd

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 December 2025

APPLICATION DETAILS

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 26 June 2025

Standard consultations: Printed: 4 June 2025 Expired: 25 June 2025

Neighbour notifications: Printed: 4 June 2025 Expired: 25 June 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a broadly rectangular site approximately 13.8 metres wide and 33.6 metres deep, on the south side of Old Hall Lane. The existing dwellinghouse has been demolished and the build is underway as of the site visit.

Description of area

The site is located in a mixed residential/educational part of the Rusholme ward of Manchester. The site is sandwiched between Manchester Grammar School (and associated playing fields) to the North and playing fields to the rear (beyond that is University of Manchester Student Halls and Armitage Sports Centre)

Description of development

Erection of a two storey dwellinghouse (Class C3) with living accommodation in the roof space together with landscaping and boundary treatment

PLANNING HISTORY

It is noted that a proposal for the erection of a new dwellinghouse was approved in 2021. The pre-commencement conditions were not discharged so when the applicant has come to vary the scheme/discharge these conditions they were unable to. The applicant submitted a full application but failed to provide evidence to discharge the original conditions as recommencement conditions wouldn't be able to be attached to a retrospective decision. Detailed history detailed below.

141865/FO/2025

Description: Retrospective application for the Erection of two storey detached dwellinghouse with living accommodation in roof space

Decision: 19/03/2025

The application for retention would require the evidence to discharge the original conditions as we cannot attach any pre-commencement conditions to an application for retention.

CDN/24/1001

Description: Discharge of conditions 3 (external materials), 5a (acoustic insulation) and 11 (boundary treatment) attached to planning permission referenced 130095/FO/2021

Decision: Refused 23/12/2024

The current application appears to seek to vary details of the approved drawings. This cannot be dealt with via a discharge of condition application.

Further, it is understood the property is substantially built. As such, the trigger for condition 3 'no development that is hereby approved shall progress beyond damp proof course level unless and until' has been missed and so the materials cannot be discharged through the current application type.

140828/JO/2024

Description: Variation of condition number 2 (specified plans) attached to planning permission reference 130095/FO/2021 to allow amendments to the design of the previously approved dwellinghouse (alterations to the dimensions of the dwelling; rear ground floor roof to pitched roof; alterations to external finishes).

Decision: Withdrawn 07/10/2024

Applicant has not discharged pre-commencement conditions on original application and proposal is currently being built. Advised new full application is required with evidence to discharge original conditions. Applicant confirmed withdrawal.

130095/FO/2021

Description: Erection of two storey detached dwellinghouse with living accommodation in roof space following demolition of existing property

Decision: Approved 24/11/2021

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objection to the proposal.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and following clarification on noise, external equipment and a geotextile membrane Environmental Health recommended conditions for verification to be attached.

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and asked for details of surface water drainage layout and management. The applicant provided and Flood Risk confirmed the application could be approved with no further conditions.

United Utilities

United Utilities were not notified however commented on the application noting the potential presence of a public sewer on the premises with recommended actions for the applicant.

Notifications

Local Residents

1no comment received in objection to the proposal with concerns regarding

- The removal of the brick slips with render in comparison with the 2021 approval and impact on the character of the area.

NEGOTIATIONS

During the consultation phase, issues arose requiring positive and proactive engagement with the applicant to resolve discrepancies between the submitted plans and the as-built development.

Main issues identified:

- Rear roof dormer: The built form was not acceptable in planning terms. It lacked visual subservience and appropriate detailing. Amendments were required to introduce clear eaves and change the materiality to hanging tiles on all facades to match the main roof.

- Front gable junction: The submitted plans showed a gap where the gable meets the side elevation; in reality, this was flush.
- Side outrigger roof form: The built form differed from the approved drawings and required correction.
- Boundary and landscaping tweaks

Updated proposed development

The updated scheme reflects what was on site and what was agreed.

- Rear roof dormer amended with new eaves and hanging tile finish to ensure subservience.
- Drawings updated to accurately reflect the as-built structure.
- Rear composite deck reduced to enable a new lawn
- Front boundary wall height dropped and aluminium panels and gates removed

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Following amendments to the proposed plans, a 14-day re-notification was issued to local residents to allow comments on the updated scheme.

Notifications

Local Residents

No comments received.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles

- SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
- o Objective 3 - Housing
 - H 1 – Overall Housing Provision (Partially replaced by PfE Policy JP-H 1)
 - H 6 – South Manchester
- o Objective 5 – Transport
 - T 1 – Sustainable Transport (partially replaced by PfE Policy JP-C 1)
- o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (Deletions replaced by PfE Policy JP-S 2)
 - EN 8 – Adaptation to Climate Change (partially replaced by PfE Policies JP-S 2, JP-S 4 and JP-G 8)
 - EN 9 – Green Infrastructure
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 16 - Air Quality (partially replaced by PfE Policy JP-S 5)
 - EN 18 - Contaminated Land and Ground Stability
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - o Citywide Development Control Policies
 - DC7 - New housing development
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S2: Carbon and Energy
 - JP-S4: Flood Risk and the Water Environment
 - o Places for Homes
 - JP-H3: Type, Size and Design of New Housing
 - o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 5 – Delivering a sufficient supply of homes
 - o Section 9 – Promoting sustainable transport
 - o Section 11 – Making effective use of land
 - o Section 12 – Achieving well-designed places
 - o Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - o Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - DM8: Unauthorised development and enforcement
 - o Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - o Chapter 5 - Meeting the challenge of climate change
 - CC2: Mitigation of climate change
 - CC3: Adaptation to climate change

- o Chapter 12 - Making effective use of land
 - L2: Making effective use of land
 - L3: Achieving appropriate densities
 - L4: Residential extensions
- o Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
- o Chapter 15 - Promoting sustainable transport
 - TR3: Locating development in sustainable locations
 - TR4: Street design, access and parking
 - TR6: Assessing transport impacts
- o Chapter 17 - Pollution, public protection and security
 - P2: Ground Conditions
 - P3: Living conditions and pollution
- o Chapter 18 - Managing flood risk and coastal change
 - F4: Assessing flood risk for decision-making
 - F7: Ensuring development is safe from flooding
 - F8: Sustainable drainage systems and watercourses
- o Chapter 19 - Conserving and enhancing the natural environment
 - N2: Improving the natural environment

ASSESSMENT

Principle

The City Council recognises that many homeowners seek to extend or redevelop their properties to provide additional space or improved living accommodation. In this case, the applicant has demolished the existing dwelling and proposes a modern replacement (Class C3 single-family dwelling) designed to Passivhaus standards, which prioritise energy efficiency, airtightness, and thermal performance. These measures align with Core Strategy Policy EN4 (Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development) and Places for Everyone Policy JP-S2 (Carbon and Energy), as well as the emerging Draft NPPF Policies CC2 (Mitigation of Climate Change) and CC3 (Adaptation to Climate Change), which encourage low-carbon, climate-resilient development.

The Council supports the modernisation of the housing stock where proposals respect the character of the area and safeguard residential amenity, in line with Core Strategy Policy SP1 (Spatial Principles).

The site is subject to an Article 4 Direction removing permitted development rights for change of use from Class C3 (dwellinghouse) to Class C4 (small HMO). While this provides a statutory safeguard, it is considered necessary to impose a planning condition restricting such changes to ensure clarity and enforceability. This “belt-and-braces” approach avoids ambiguity and ensures that any future proposal for HMO use will require a full planning application, allowing proper assessment of impacts on amenity and sustainability. This aligns with saved UDP Policy DC7 (New Housing Development) and Draft NPPF Policy DM8 (Unauthorised Development and Enforcement).

The principle of redeveloping this site was established under planning permission reference 130095/FO/2021, which approved a modern dwelling. However, the development was not carried out in accordance with the approved plans, and pre-commencement conditions were not discharged. Consequently, a full planning application was required to regularise the development, consistent with Draft NPPF Policy DM3 (Determining Development Proposals) and Core Strategy Policy DM1.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed dwelling is positioned broadly in line with the previous building, maintaining the established building line and providing both front and rear garden areas. On balance, the site layout is considered acceptable.

The scale of properties along Old Hall Lane varies significantly. While the proposed dwelling is larger than the former property, it retains comparable eaves and ridge heights to adjacent dwellings. Therefore, the scale is considered appropriate.

The design, featuring a single gable and dormer, represents a modern interpretation of the prevailing house style on the street. Bay windows and the use of white render are common features locally. On balance, the design is acceptable.

Timber cladding is proposed to the rear elevation, which is not visible from the street and faces open land, so its impact is negligible. The principal façade will be fully rendered, a materiality that is established within the street scene.

To the west, the proposal is separated by a 9.5-metre strip of land and an additional 4 metres to the neighbouring house, avoiding any overbearing impact. To the east, a 2.7-metre passage and an existing garage on the shared boundary mitigate potential impacts. Although the two-storey element projects two metres deeper than the previous dwelling, the relationship between properties and the southern orientation of the rear elevation ensures any impact is minimal. The ground floor element aligns with the neighbouring garage, further reducing potential harm.

The dwelling's siting and separation distances ensure it does not result in an overbearing impact on neighbouring properties. The two-storey element is set back from boundaries, and the southern orientation mitigates overshadowing,

Overall, the proposal represents a modern detached dwelling with massing broadly consistent with the previous building.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

The proposed dwelling occupies a footprint broadly consistent with the previous building, meaning the overall impact in terms of scale and size is minimal. While the design introduces a contemporary interpretation of the traditional style found along Old Hall Lane, it remains sympathetic to the established character through its proportions, roof form, and use of materials.

The proposal is comparable in size and scale to other nearby properties and recent developments, ensuring it does not disrupt the prevailing pattern of development or the visual coherence of the street scene. On balance, the design and appearance are considered acceptable.

Effects on amenity

Privacy

The proposal does not include any side-facing windows, and the new openings to the front and rear will have no greater impact on privacy than the previous dwelling. While a rear composite deck is proposed, it sits only 0.15 metres above ground level and therefore does not introduce any overlooking concerns. On this basis, the development is considered acceptable in terms of privacy.

Light

As the new dwelling sits on a similar footprint and is of comparable height to the former property, any impact on daylight and sunlight to neighbouring properties will be minimal and not significantly more harmful than existing conditions.

Noise

No external plant or equipment is proposed. A dedicated plant room is located internally at ground floor level, and residential noise levels are expected to be consistent with those of the previous Class C3 dwelling. This is acceptable.

Air Quality

The scheme incorporates Passivhaus principles, photovoltaic panels, and EV charging points, supporting Core Strategy Policy EN4 and PfE Policy JP-S2 on low-carbon development. These measures reduce energy demand and emissions, aligning with the Council's objectives for sustainable growth and climate resilience.

Road Safety and Traffic Generation

The proposal replaces an existing residential dwelling, so vehicle trip generation will remain broadly unchanged. The adjacent highway network can accommodate this level of demand without raising safety or capacity concerns.

Accessibility

The development provides level access, ensuring inclusive design.

The Site is in a sustainable location with regular bus services are available within walking distance of the site.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

A waste management strategy has been provided. Bins are to be store within the garage space as noted in the proforma. Collection to form part of the existing arrangements at neighbouring properties. This is acceptable.

Vehicular access and car parking

The existing four parking spaces are to be retained with EV Charging in place and plans confirm that cycle parking will be provided within the garage. This is acceptable.

Highways recommended that all fencing or railings adjacent to the adopted highway should be visually permeable from a height of 600mm upwards to ensure adequate visibility for child pedestrians. However, given the permitted development fallback position of a 1-metre solid wall adjacent to a highway, the proposed boundary treatment comprising a 1-metre wall topped with a 500mm visually permeable fence is considered acceptable. This approach maintains visibility while respecting the applicant's design intentions. Furthermore, the road is not classified, which reduces the potential risk to highway safety.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

The original planning permission was granted prior to the commencement of the biodiversity net gain provisions introduced under the Environment Act 2021, and the main construction works were substantially completed before these requirements came into effect. This application seeks retrospective regularisation under Section 73A of the Town and Country Planning Act 1990. As such, the statutory BNG requirements do not apply to this proposal.

Although statutory biodiversity net gain requirements do not apply retrospectively, the landscaping scheme includes ornamental planting and permeable surfaces, which provide minor ecological benefits.

Landscaping

The applicant has submitted a landscaping and boundary treatment plan. The scheme includes a composite deck to the rear (sitting 0.15mdra above ground) and lawn beyond, with ornamental planting, and a new permeable resin driveway to the front. The front boundary treatment comprises a 1-metre wall with 1.5m brick pillars. This is comparable to other boundary walls along Old Hall Lane.

The proposed landscaping and boundary treatments is considered acceptable, complements the character of the area, and is broadly consistent with features found at nearby properties.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development including a new rear lawn.

Flood risk and drainage.

The applicant has provided a surface water drainage layout and management plan. In line with the drainage hierarchy set out in the National Planning Practice Guidance, options for sustainable drainage were considered, and the scheme incorporates permeable surfaces and attenuation measures to minimise

discharge to the public sewer. Manchester City Council Flood Risk Management confirmed that the proposal is acceptable, and no further conditions are required.

United Utilities recommended several informatives to be added to the decision which the applicant should note.

Existing or proposed hazardous installations.

The provided Phase 1 and Phase 2 land contamination reports which was assessed by Environmental Health who accepted the findings and recommended a geotextile membrane be added if made ground was still present.

OTHER LEGISLATIVE REQUIREMENTS

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

PLANNING BALANCE AND CONCLUSION

In determining this application, the key considerations are compliance with the development plan, the impact on local character and amenity, and any material planning considerations. The proposal regularises a dwelling that broadly accords with the principle of development established under the 2021 approval. Amendments have been secured to ensure design quality and policy compliance, resulting in a high-quality, energy-efficient home in a sustainable location. The scheme respects the established building line, maintains adequate separation distances, and safeguards residential amenity. No statutory consultees objected, and technical matters relating to drainage, noise, and contamination have been addressed through conditions. On balance, the development accords with the Manchester Core Strategy, Places for Everyone, and the National Planning Policy Framework, and there are no material considerations indicating otherwise. Approval is therefore recommended.

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. There were minor changes required

to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. Specified plans

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

- | | | | | | |
|----|---------------------------------|-------------|---|---------------------|---------------|
| a. | Application Form | 07 Apr 2025 | APPLICATION FORM | | |
| b. | Drawing - Existing & Proposed | 15 Dec 2025 | FULL DRAWING PACK | PLANS | |
| | | | AND ELEVATIONS INC BOUNDARY TREATMENT AND LANDSCAPING | | |
| c. | Drawing - Proposed | 10 Jul 2025 | 21-2252 D01 REV 0 | RAIN AND FOUL WATER | |
| | | | DRAINAGE | | |
| d. | Drawing - Proposed | 16 Sep 2025 | 21 034 | DRAINAGE DETAILS | |
| e. | Noise assessment or information | 07 Apr 2025 | 22050.NIA-RPT.01 | NOISE IMPACT | |
| | | | ASSESSMENT | | |
| f. | Ground Survey | 07 Apr 2025 | A250310-R01 | LAND | CONTAMINATION |
| | | | PHASE 1 DESK STUDY | | |
| g. | Ground Survey | 20 May 2025 | A250310-R02A | LAND | CONTAMINATION |
| | | | PHASE 2 INVESTIGATION | | |
| h. | Waste Management | 07 Apr 2025 | GD 04 | WASTE STORAGE AND | |
| | | | COLLECTION GUIDANCE | | |
| i. | Supporting Information | 07 Apr 2025 | EV CHARGING DETAILS | | |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

2. Materials as approved on plan

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plans. For the avoidance of doubt these are

- a. Walls: Render with Western Cedar cladding
- b. Roof: Slate tiles with EPDM membrane flat roof
- c. Windows: Passivhaus Triple-Glazed Aluminium-clad timber windows
- d. Front Boundary treatment: Brick wall to match

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.

3. Noise Verification

Prior to first occupation of the residential unit, a verification report is required to be agreed in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report.

- | | | | | | |
|----|---------------------------------|-------------|------------------|--------------|--|
| a. | Noise assessment or information | 07 Apr 2025 | 22050.NIA-RPT.01 | NOISE IMPACT | |
| | | | ASSESSMENT | | |

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 verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units 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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Land Contamination Verification

Prior to occupation a verification report is required to be agreed in writing by the City Council as local planning authority confirming if any geotextile membrane is added if MG is remaining post development.

To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

5. NEW DWELLINGS – PD RIGHTS TO C4 REMOVED

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

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

6. NEW DWELLINGS – PD RIGHTS REMOVED FOR EXTENSIONS

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no extensions (Class A), roof additions (Class B), roof alterations (Class C), porches (Class D), outbuildings (Class E), hard surfaces (Class F), chimneys, flues, etc. (Class G), microwave antennae (Class H) shall be erected without planning permission being granted by the Local Planning Authority.

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

7. LANDSCAPING AND BOUNDARY TREATMENT TO BE IMPLEMENTED IN ACCORDANCE WITH APPROVED PLAN

The landscaping works shown on the approved plans;

- a. Drawing - Proposed 10 Dec 2025 21-0304 D05 REV 0 LANDSCAPING
- b. Drawing - Proposed 11 Dec 2025 21-0304 D01REV 0 BOUNDARY DETAILS

shall be carried out in accordance with the approved details and in within the first planting season following final occupation of the development hereby permitted, whichever is the sooner.

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 Core Strategy and the National Planning Policy Framework.

8. Bin store

Bins are to be stored within the garage use of the dwelling hereby approved and thereafter retained and maintained, in perpetuity. For the avoidance of doubt bins should not be stored on the front of the property unless within a secure, ventilated bins store as agreed in writing by the City Council as Local Planning Authority.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

9. Cycle Store

The cycle storage facilities shown on the approved drawings shall be installed as part of the development and be retained and permanently reserved for bicycle parking.

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 Core Strategy.

10. EV Charging

The parking spaces shown on the approved drawings shall be provided with an Electric Vehicle charging point before the development hereby approved is first occupied.

Reason - To secure a reduction in air pollution from traffic in order to protect existing and future residents from air pollution pursuant to core Strategy policies EN16, SP1 and DM1

INFORMATIVE(S)

1. United Utilities – Drainage

Directed by the principles set out in the National Planning Practice Guidance 'hierarchy of drainage options' (Paragraph: 056 Reference ID: 7-056-20220825), 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 investigated before 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 5.0 '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.

2. United Utilities – Property, Assets and Infrastructure

A public sewer crosses the site and we will not permit building over it. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

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 2.0 '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 5.0 'Contacts'.

3. United Utilities - 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 a 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 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Environmental Health

MCC Flood Risk

Tennis Courts Rear Of 161-197, Old Hall Lane, Rusholme, Manchester, M14 6HG

199 Old Hall Lane, Rusholme, Manchester, M14 6HJ

197 Old Hall Lane, Rusholme, Manchester, M14 6HJ

157 Old Hall Lane, Rusholme, Manchester, M14 6HJ

159 Old Hall Lane, Rusholme, Manchester, M14 6HJ

Manchester Grammar School Playing Fields, Birchfields Road, Manchester, M13 0XT

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA