

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143524/FO/2025

Date registered valid: 9 October 2025

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.

Address: 286 Burton Road, Manchester, M20 2NB

Ward(s): Didsbury West Ward

Applicant: Mayfair Development

Agent (if any): Ms Fui Seui Liew

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 November 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 14 October 2025

Standard consultations: Printed: 10 October 2025 Expired: 31 October 2025

Neighbour notifications: Printed: 10 October 2025 Expired: 31 October 2025

Site notice: Posted: 14 October 2025 Expired: 4 November 2025

Press advert: Published: 14 October 2025 Expired: 4 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: No TPOs, however, all trees present are protected due to being sited in a Conservation Area

The site relates to the left-hand side of an Edwardian Cheshire Interlocking semi-detached dwelling within the Albert Park Conservation Area. The red brick property comprises of 4-storeys including attic and cellar, with 2-storey bay windows. The property is set back deep within the site behind a front lawn, with a Tarmacked drive at the side leading to a rear shared car park. The front boundary comprises a red brick wall with original copers.

The Albert Park Conservation Area is designated on the basis of its surviving Victorian and Edwardian architecture, treed landscape setting, gardens and street layouts which combine to yield architectural and evidential value about the suburb's C19 expansion reflecting the wealth of Manchester's mercantile class.

The front elevations of houses in particular contribute most significance to the Conservation Area with often richly detailed brickwork including pattered tiles, brick corbelled eaves, small front dormers and timberwork gables set within often generous garden plots.

The Conservation Area has lost some of its character due to the subdivision of houses into flats, inappropriate replacement of doors and windows, loss of gardens and boundary walls to parking and placement of multiple bins in public view.







Description of development

The applicant is seeking planning permission for the 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.

Planning history

033667 - Conversion of dwellinghouse into 1 maisonette and 1 flat – Approved 1989.

075273/FO/2005/S1 - Change of use from dwellinghouse into 3 self-contained flats with 3 off street parking spaces – Approved 2005.

113729/FO/2016 - Conversion of basement into a three-bedroom self-contained flat (C3) and associated elevational alterations – Refused 2016.

115162/FO/2017 - Conversion of basement into a two bed self-contained flat, installation of associated lightwells to the front and rear and bike/bin store at the front – Approved 2017.

117087/JO/2017 – Variation of Condition 2 (approved drawings) attached to planning permission reference 115162/FO/2017 to allow for the insertion of an additional door in the side elevation – Approved 2017.

131914/FO/2021 - Conversion of basement into 1 no. self-contained flat together with associated elevational alterations, landscaping, bike and bin store and car parking – Approved 2022.

134205/JO/2022 - Variation of Condition 2 (specified plans) from planning approval reference 131914/FO/2021 to reposition the front entrance to basement dwelling together with internal floor layout alterations – Approved 2023.

Consultations & Notification Responses

Local residents – no representations received.

West Didsbury Residents' Association - no representations received.

MCC's Highways Services requested additional details regarding whether any work is proposed to the highway and vehicular access, the management and allocation of parking bays amongst occupiers of the accommodation, confirmation of the demarcation of parking bays, swept path assessments of the site, retained aisle widths, confirmation of a secure and covered cycle store, as well as the submission of a construction management plan (secured via condition).

MCC's Environmental Health Services recommended conditions relating to residential sound insulation, waste management, and a scheme for electric vehicle charging be attached in the event of an approval.

MCC's Arborist made no objection to the proposal.

Greater Manchester Police made the following comments:

- The basement entrance, bike store, driveway and car parking area should be illuminated to a high standard.
- Consideration should be given to gating to entrance of the site to prevent access. The biggest risk would be the lack of visibility to the basement entrance and windows therefore leaving them vulnerable to criminality and allowing them to operate without been seen.
- The alterations to the building should be to the Secured by Design standards

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC5 – Flat Conversions
- Policy DC18 – Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

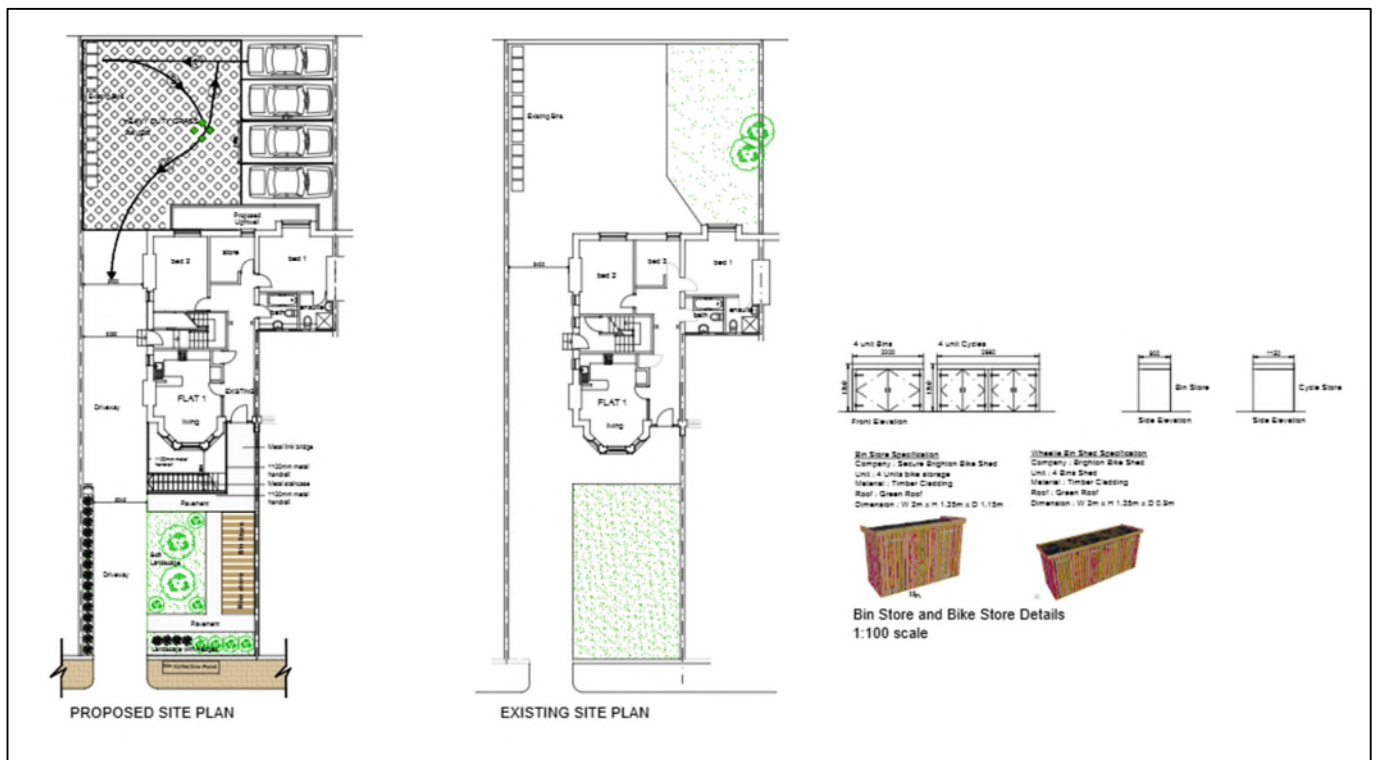
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy H1 – Overall Housing Provision
- Policy H6 – South Manchester

The National Planning Policy Framework (NPPF, 2024)

- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

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.

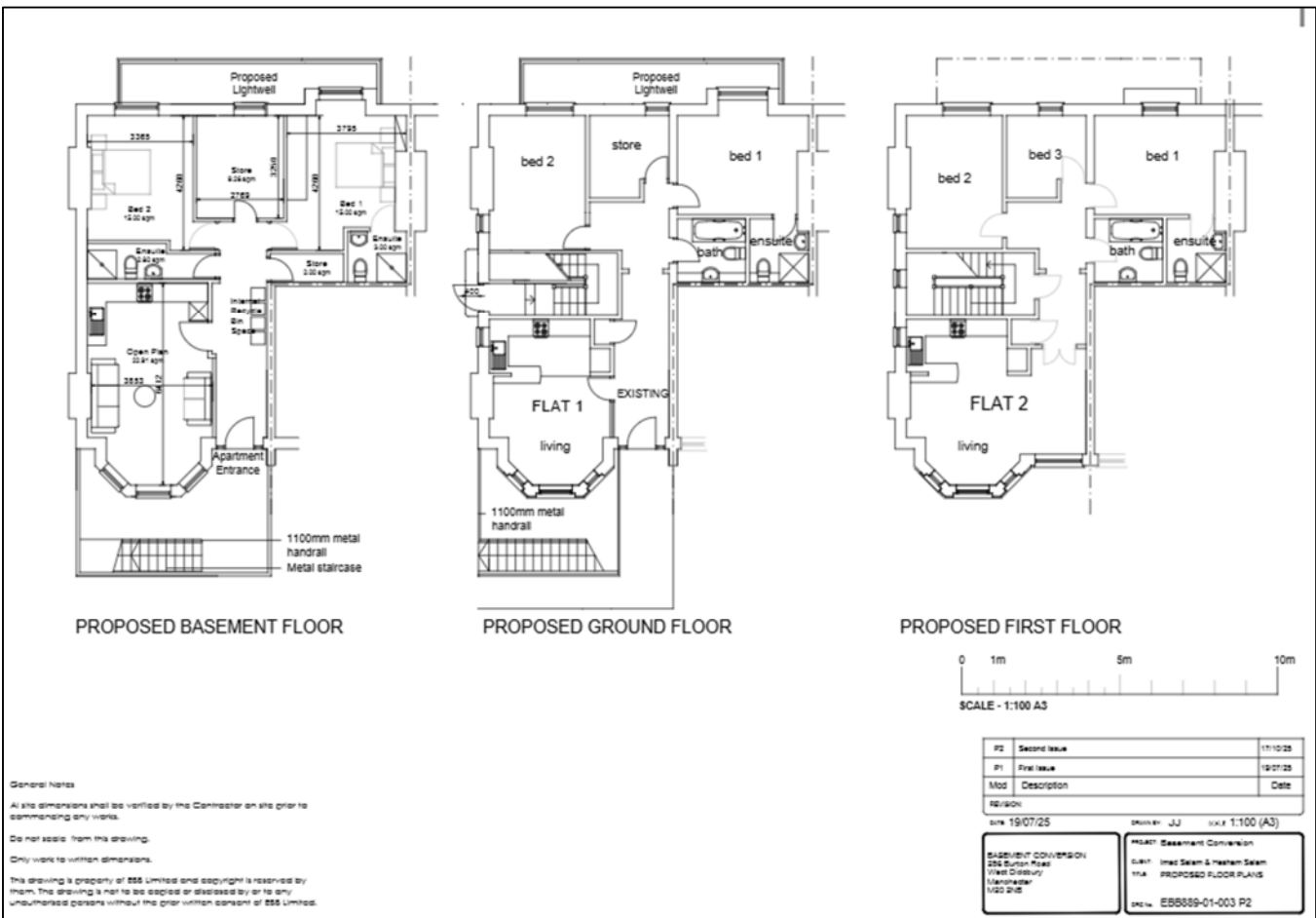
- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage



Submitted existing and proposed site plan with cycle store and bin store details



Submitted proposed elevations



Submitted proposed floor plans

Issues

Principle – the principle of the development, to convert the basement of the property into a 2-bedroom self-contained flat together with the creation of lightwells, elevational alterations, the installation of a cycle and bin store to the front, and reconfiguration of the parking arrangements to the rear, is acceptable given that similar proposals have been granted planning permission at the application site previously, including 115162/FO/2017, 131914/FO/2021, and 134205/JO/2022. Notwithstanding this, consideration must be given to the proposal's appearance, impact upon the visual and residential amenity of the area, the character of the Albert Park Conservation Area, existing trees, as well as the standard of accommodation provided.

Design, appearance, and visual amenity – a number of properties in close proximity to the application site feature basement entrances to the front of their respective buildings (see figure included below).



Aerial view of application site (identified by red circle) with basement entrances annotated in blue

In the case of the current application, the applicant is proposing to install an external metal staircase and excavated lightwell (measuring to 4m in length, 4.4m in width, and 2.5m in depth) bordered by 1.1m-high metal handrails at the front of the property to facilitate access to the proposed basement apartment. 3no. windows and 1no. inward-opening door are proposed at

lower ground floor level. The existing front door at ground floor level would be retained, with a metal link bridge (measuring to 2.5m in length) installed over the lightwell to facilitate its continued use.

The proposal also includes the installation of a lightwell to the rear (measuring to 1.4m in length, 8.4m in width, and 1.1m in depth) bordered by 1.1m-high metal handrails together with 3no. windows at lower ground floor level. No other elevational alterations are proposed.

It should be noted that these alterations to the property have been approved under a previous planning permission (134205/JO/2022 in 2023) and are therefore considered acceptable due to the previous established precedent for the works. To further safeguard the appearance of the property and visual amenity of the area, an appropriately worded condition requiring the submission of materials samples and/or specifications prior to the commencement of development has been attached.

Impact upon the Albert Park Conservation Area – the requirement to preserve or enhance the Conservation Area is a key requirement set out under policy EN3 of the Manchester Core Strategy, saved policy DC18 of the Unitary Development Plan for the City of Manchester as well as chapter 16 of the National Planning Policy Framework. As such, any new development must seek to retain the character of the area through careful detailing and, where appropriate, the use of compatible materials.

The alterations to the rear of the property, including the new lightwell, would be sited away from the public highway and footpath and, as such, are not considered to form visually prominent or unduly harmful features within the Conservation Area due to their lack of visibility.

To the front of the property, the shallow stepped entrance into the dwelling and the corbelled band under the ground floor cill indicate that the internal ground floor is only slightly raised so any new windows in the bay will be largely concealed at ground level and not highly visible in the street scene, filtered through the railings. As such, this element of the proposal would not detract substantially from the character and appearance of the front elevation. The works to the bay should ensure that they sit below the corbelled band to retain the continuity of this feature across the bay. The railings would add a degree of visual clutter to the front elevation but given the distance from the front boundary wall and the mass of the dwelling, this would be perceived as a minor addition to the frontage. It is also a characteristic feature in this section of Burton Road so would not appear incongruous in the streetscape. The new access bridge over the dugout lightwell will sit flush at ground level which will have little visibility from street level.

Concerns were initially raised in relation to the impact of the cycle and bin store (located to the front of the property) upon the Conservation Area due to their being uncharacteristic of the designated asset. However, it is considered that such impacts have been adequately mitigated through the inclusion of a green roof on both stores together with improved landscaping/planting on the front boundary which would soften the interface with the street as well as providing screening.

Moreover, it should also be noted that these alterations to the property have been approved under a previous planning permission (134205/JO/2022 in 2023) and are therefore considered acceptable due to the previous established precedent for the works. To further safeguard the appearance and character of the Conservation Area, an appropriately worded condition requiring the submission of a finalised hard and soft landscaping scheme within 3 months of the commencement of development has been attached in addition to the materials condition discussed previously.

Residential Amenity – the proposal is not considered to result in a significant intensification of use or overdevelopment of the site, as it would introduce one additional dwelling within a

property that already accommodates three flats on the upper floors. The creation of a basement flat is considered to be in-keeping with the established character of the surrounding area, which is typified by the conversion of large period properties into flats. It is noted that the principle of providing a two-bedroom basement flat at this location has previously been accepted under planning permission 134205/JO/2022 in 2023 with the current proposal resulting in a total of four flats at the property. It is considered that the levels of activity and usage patterns associated with the development would not be dissimilar to, nor substantially alter, those currently experienced at the site.

As no extensions are proposed, issues relating to overshadowing and loss of light are not anticipated. Similarly, concerns regarding loss of privacy and overlooking are not expected, as no new side-facing windows are included in the scheme. To safeguard both existing and future occupiers from unacceptable levels of internal and external noise transfer, a suitably worded condition requiring the submission of a noise insulation and ventilation scheme prior to the commencement of development has been attached.

Standard of accommodation – the proposal is for a two-bedroom, four-person basement flat with separate storage space, providing an internal floor area of approximately 86m². This exceeds the minimum requirement of 70m² set out in the Nationally Described Space Standards and is therefore acceptable in this regard. The scheme also ensures adequate levels of natural light to all habitable rooms. Whilst no dedicated external amenity space is proposed, alternative outdoor amenity/recreational areas are available nearby, including Cavendish Road Park to the north, Merseybank Playing Fields and Marie Louise Gardens to the south, and Chorlton Water Park, Fletcher Moss, and Didsbury Park further afield.

Waste storage and management – the proposal includes details of bin storage arrangements for both the existing and proposed flats. Provision is made for the existing flats' bins to the rear of the property, whilst an external bin store is proposed to the front of the property for the new basement flat. In addition, the submitted floor plans indicate an internal bin storage area within the proposed basement flat. These arrangements have been reviewed by Environmental Health, who have confirmed their acceptability, with an appropriately worded condition attached.

Parking and highways impact – the proposal makes provision for four parking bays to the rear of the property, accessed via the side, thereby achieving a ratio of one space per residential unit. These arrangements were deemed acceptable under a previous planning permission (134205/JO/2022 in 2023). In light of this, it is considered disproportionate and onerous to require further details as suggested by Highways, including clarification on works to the highway and vehicular access, management and allocation of parking spaces, demarcation of bays, swept path assessments, retained aisle widths, and the submission of a Construction Management Plan, given the scale of the works together with the previously established precedent. In line with the previous planning permission, an appropriately worded condition requiring the submission of a scheme for electric vehicle charging points at the site prior to first occupation of the development has been attached.

Cycle store – details of a secure and covered timber cycle store with a green roof (able to accommodate 4no. cycles) have been provided. The store would be located to the front of the property, set back from its boundary treatment. These provisions are considered acceptable, as they ensure the existing and prospective occupiers of the site would have access to a range of transport modes, including sustainable options.

Trees and landscaping – the submitted proposed site plan shows the planting of trees and shrubs in the front garden. It is considered that this would work towards shielding the proposal from Burton Road, thereby reducing its prominence in the street scene. To further safeguard the

appearance and visual amenity of the area, an appropriately worded condition requiring the submission of a detailed landscaping scheme has been attached. This should ensure that the only suitable trees and shrubs are planted in the front garden of the site.

2no. trees are proposed to be removed to the rear of the property, adjacent to the boundary shared with No.284 Burton Road, to facilitate the new car parking area. MCC's Arborist reviewed the proposal and made no objection to these removals. Further to this, these removals were also accepted under a previous planning permission (134205/JO/2022 in 2023). They are therefore considered acceptable.

Safety and crime impacts – it is acknowledged that GMP raised concerns in relation to the visibility of the basement entrance and the adequacy of the application site's lighting in terms of posing a safety and crime risk. It is considered that these concerns have been adequately mitigated through an appropriately worded condition requiring the submission of an external lighting scheme prior to first occupation of the development together with an informative note which encourages the applicant to consider additional security measures (e.g., surveillance equipment, secure access controls, and appropriate lighting) to deter unauthorised access.

Use – in order to ensure that the basement flat and the wider property are not used for purposes falling outside of the C3 Use Class, appropriately worded conditions have been attached to restrict the use of the property.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, impact upon visual and residential amenity, character and appreciation of the non-designated heritage asset, waste storage and parking. The proposal complies with policies DM1, EN3 and SP1 of the Manchester Core Strategy, policies JP-P1 and JP-P2 of Places for Everyone, and chapters 12 and 16 of the National Planning Policy Framework.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner, 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) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

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) Specified plans:

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) Materials:

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) Acoustic insulation:

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 L_{Amax,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) Waste management strategy:

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) Bin store:

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) Cycle store:

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) Landscaping scheme:

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) Electric vehicle charging:

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) Car parking provisions:

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) Use restriction1:

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) Use restriction2:

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) External lighting:

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

1) 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

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) 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.

4) 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.

5) 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.

6) 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.

7) 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.

8) 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design
Greater Manchester Police
West Didsbury Residents Association

Flat 7, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 4, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 2, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 2, 245 Burton Road, Manchester, M20 2NA
Flat 10, 288 Burton Road, Manchester, M20 2NB
Flat 6, 288 Burton Road, Manchester, M20 2NB
Flat 3, 288 Burton Road, Manchester, M20 2NB
Flat 1, 288 Burton Road, Manchester, M20 2NB
284 Burton Road, Manchester, M20 2NB
251 Burton Road, Manchester, M20 2WA
Flat 8, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 6, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 5, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 3, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 1, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
245 Burton Road, Manchester, M20 2NA
288 Burton Road, Manchester, M20 2NB
Flat B, 288 Burton Road, Manchester, M20 2NB
Flat A, 288 Burton Road, Manchester, M20 2NB
Flat 8, 288 Burton Road, Manchester, M20 2NB
Flat 1, 245 Burton Road, Manchester, M20 2NA
Flat 12, 288 Burton Road, Manchester, M20 2NB
Flat 11, 288 Burton Road, Manchester, M20 2NB
Flat 9, 288 Burton Road, Manchester, M20 2NB
Flat 7, 288 Burton Road, Manchester, M20 2NB
Flat 5, 288 Burton Road, Manchester, M20 2NB
Flat 4, 288 Burton Road, Manchester, M20 2NB
Flat 2, 288 Burton Road, Manchester, M20 2NB
Flat 1, 286 Burton Road, Manchester, M20 2NB
Flat 3, 286 Burton Road, Manchester, M20 2NB
Flat 2, 286 Burton Road, Manchester, M20 2NB
44 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
43 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
54 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
53 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
52 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
51 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
50 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
49 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
48 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
47 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
46 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
45 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
243 Burton Road, Manchester, M20 2NA
241 Burton Road, Manchester, M20 2NA

253 Burton Road, Manchester, M20 2WA
247 Burton Road, Manchester, M20 2WA
255 Burton Road, Manchester, M20 2WA
249 Burton Road, Manchester, M20 2WA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA