MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land Adjacent no. 4

Address Line 1

Sandy Lane

Address Line 2

Chorlton-cum-Hardy

Address Line 3

Town/city

Manchester

Postcode

M21 8TN

Description of site location must be completed if postcode is not known:

Easting (x)

381895

Northing (y)

393565

Description

The application site is a vacant plot of land adjacent no. 4 Sandy Lane, Chorlton-cum-Hardy, Manchester M21 8TN. Easting 381895, Northing 393565. The site is edged red on the location plan. The area edged blue is within the fenced curtilage of the overall site but is not part of the application site.

Applicant Details

Name/Company

Title

First name

James and Hilary (joint applicants)

Surname

De Santis and Philipson

Company Name

Address

Address line 1

406 Buxton Road and 152 Grove Park

Address line 2

Address line 3

Town/City

Macclesfield and Knutsford

County

Cheshire

Country

England

Postcode

SK117EP WA168QD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mrs

First name

Hilary

Surname

Philipson

Company Name

Hilary Philipson Architect

Address

Address line 1

152 Grove Park

Address line 2

Address line 3

Town/City

Knutsford

County

Country

United Kingdom

Postcode

WA16 8QD

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

203.10

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Erection of two new-build semi-detached 3-storey dwelling houses on a vacant site.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Vacant

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

There has been no use of the site since the applicants purchased it in June 2000 and removed the advertising hoarding then facing onto Sandy Lane. There was originally a terrace of houses joined onto 4 Sandy Lane (shown in original photographs). It is believed that these were demolished in around 1954. It is believed that that for a brief period of 1-2 years around 1995 it may have been used illegally for motor vehicle salvage which was halted by Manchester City Council enforcement action.
The last known use was therefore around 1954 but as this is not known precisely, no date has been entered below.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- [ ] Yes
- [x] No

Land where contamination is suspected for all or part of the site

- [ ] Yes
- [x] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used externally?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
None on vacant site. Adjacent property- white render to front, red multi common brick to side/rear.

Proposed materials and finishes:
White render to front, red multi common brick and smooth red brick to side/rear.

Type:
Roof

Existing materials and finishes:
None on vacant site. Adjacent property natural slate.

Proposed materials and finishes:
Natural slate to frontage. Dark/lead-grey single-ply membrane flat roofing to rear.

Type:
Windows

Existing materials and finishes:
None on vacant site. Adjacent property white PVCu and white painted timber frames.

Proposed materials and finishes:
Grey aluminium and PVCu framing/panels.

Type:
Doors

Existing materials and finishes:
None on vacant site. Adjacent property white PVCu/glazed, black painted timber.

Proposed materials and finishes:
Grey PVCu glazed to rear, stained timber to garage and front door.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
2.0m -2.4m dark stained timber fencing with areas of profiled galvanised sheet as shown. Smooth red and red-multi common brick walls of varying heights (mainly 2.0m). Low white rendered wall and rear smooth red brick wall to 4 Sandy Lane.

Proposed materials and finishes:
2.0m dark stained timber fencing where existing to side. Smooth red brick walls 2.0m to alleyway and side return. Low white rendered wall and rear smooth red brick wall to 4 Sandy Lane retained.

Type:
Vehicle access and hard standing

Existing materials and finishes:
Vacant site with Tarmac/consolidated hardcore partially exposed/partially covered with areas of thin debris/soil and weeds.

Proposed materials and finishes:
Dry jointed (for permeability) small unit (~450x450 mm) textured neutral/stone coloured concrete flags.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

2025 01 OS Location Plan, 2025 11A Existing ground plan, 2025 15A Existing N and S elevations, 2025 16A Existing W and E elevations, 2025 21A Proposed ground floor plan, 2025 22 Proposed first and second floor plans, 2025 24A Site block plan (with roofs), 2025 25 Proposed N and S elevations, 2025 26A Proposed W and E elevations, 2025 28 Proposed sections, 2025 31A Proposals general layout, 2025 UU water services, 2025 UU sewer services, 2025 Design and Access, Energy and Biodiversity Statement, 2025 Site Check Report 2006, 2025 m disabled SSM 1.2.3 (Small Sites Metric for biodiversity).

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

2025 24A Site and block plan, (and 2025 21A Ground floor plan).

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
0

Total proposed (including spaces retained):
2

Difference in spaces:
2

Vehicle Type:
Cycle spaces

Existing number of spaces:
0

Total proposed (including spaces retained):
4

Difference in spaces:
4

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

⊘ Yes
◯ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

⊘ Yes
◯ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.03

Please provide the date the onsite pre-development biodiversity value was calculated

26/11/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When was the version of the biodiversity metric used published?

03/07/2025

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:
Biodiversity metric calculation

Document name/reference:
2025 m disabled SSM 1.2.3 completed

Document/Plan:
Other (please specify)

Please specify:
Existing ground plan with biodiversity/habitat survey marked

Document name/reference:
2025 11A Existing ground plan

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

◯ Yes
⊘ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

◯ Yes
⊘ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- [x] Yes
- [ ] No
- [ ] Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

There is an existing 150mm combined sewer running along the rear alleyway as shown on the United Utilities document "2025 UU sewers 4 Sandy Lane M21 8TN" and the on-site drainage connecting to this is shown on drawing "2025 21A Proposed ground floor plan".

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- [x] Yes
- [ ] No

If Yes, please provide details:

A paved space is provided for the Local Authority 3 wheelie bins in the corner of the rear gardens, having paved access to the rear alleyway. Bins are collected by the City Council from either the Fairhaven Avenue end or the Barlow Moor Road end of this alleyway.

Have arrangements been made for the separate storage and collection of recyclable waste?

- [x] Yes
- [ ] No

If Yes, please provide details:

Manchester City Council provide a recycling service based on the three wheelie bins they provide.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- [ ] Yes
- [x] No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- [x] Yes
- [ ] No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- [x] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [ ] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:
Houses

1 Bedroom:
0

2 Bedroom:
0

3 Bedroom:
2

4+ Bedroom:
0

Unknown Bedroom:
0

Total:
2

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	2	0	0	2

Existing

Please select the housing categories for any existing units on the site

- [ ] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [ ] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

Totals

Total proposed residential units	2
Total existing residential units	0
Total net gain or loss of residential units	2

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

◯ Yes
⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

none

Date (must be pre-application submission)

18/08/2025

Details of the pre-application advice received

Contact was made with the planning department (facilitated by a local councillor). Senior planner David Lawless offered to look at them and give some comment. He received the drawings on 18th August 2025 but no feedback/comment was given.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

First Name

James and Hilary (joint applicants)

Surname

De Santis and Philipson

Declaration Date

26/11/2025

- [x] Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Hilary Philipson

Date

26/11/2025