RICHMOND CONSULTANTS

Planning Support Statement

Proposed Alterations to 8 Grandale Street, Manchester M14 5WG

Planning History

Planning Permission for the property was granted on 1[1th] February 2025 by Manchester City Council, ref 141408/FH/2024.

“Erection of a first-floor rear extension with rear dormer roof extension”

These works have been carried out and are nearing completion.

Proposal and Need

The Application wishes to carry out internal alterations to for a five-bedroom HMO, this would include for a change of use from Planning Class C3 to Planning Class C4.

The Applicant has identified the need for low-cost sustainable accommodation in the area with good transport connections to the city centre and surrounding areas, M60 Motorway and Metro Tram.

Internal Alterations

The internal alterations would for five bedrooms, separate and ensuite shower/WC, combined Kitchen Dining Area, Utility Room and Study and are sized to comply with Manchester City Councils HMO and National Guidance.

Parking/Highways

Existing parking arrangements are not affected by this proposal

Building Regulations

Prior to completion and occupation, the Local Building Control would be requested to sign off the works. Fire Risk Assessments would also be carried out.

09.26 Issue 23rd April 2026