MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr. Ali Zolghadriha
BOS7 Manchester Ltd
Unit 3
Barlow Moor Business Hub
483B Barlow Moor Road
Manchester
M21 8AG

Agent (if used)

Mr Barry Tang
Tang and Associates Ltd - Chartered Architects
10/F 1 City Approach
Albert Street
Manchester
M30 0BG

Part 1 – Particulars of the application/development

Proposal: Change of Use of the existing lower ground floor level into 1 no. self-contained 1-bed apartment with external alterations to include new windows and lightwells.

Location: 21 Cresswell Grove, Manchester, M20 2NH

Date of application: 20 March 2026

Application number: 145494/FO/2026

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

-Application Form, received by the City Council as Local Planning Authority on 20 March 2026.
-Design & Access Statement, received by the City Council as Local Planning Authority on 28 April 2026.

Drawings:
-Location Plan, received by the City Council as Local Planning Authority on 20 March 2026.
-Proposed- Site Plans, numbered 9933-102b, received by the City Council as Local Planning Authority on 21 April 2026.
-Proposed- Lower G/F Plans, numbered 9933-111c, received by the City Council as Local Planning Authority on 21 April 2026.
-Proposed- G/F Plans, numbered 9933-112b, received by the City Council as Local Planning Authority on 21 April 2026.
-Proposed- Elevations, numbered 9933-121b, received by the City Council as Local Planning Authority on 21 April 2026.
-Proposed- Boundary Wall Front Elevation, numbered 9933-122 REV A, received by the City Council as Local Planning Authority on 28 April 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC5 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the details submitted as part of this application, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved (including details of railings to lightwells) have been submitted to and approved in writing by the 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 in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Notwithstanding the details submitted as part of this application, prior to first use, details of the specifications, elevations, siting and appearance of the secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

5) The development hereby approved shall only be implemented in accordance with the waste management strategy contained within the submitted 'Design & Access Statement', received by the City Council as Local Planning Authority on 28 April 2026, and 'Proposed- Site Plans, numbered 9933-102b', received by the City Council as Local Planning Authority on 21 April 2026, and shall remain available for use at all times thereafter.

Reason - In the interests of public health and residential amenity, pursuant to saved policy DC5 of the Unitary Development Plan for the City of Manchester, policies DM1

and SP1 of the Manchester Core Strategy and policy JP-P1 of the Places for Everyone Joint Development Plan.

6) The apartment hereby approved shall not be occupied until details of the security measures to be incorporated into the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with these approved details which shall be retained thereafter.

Reason - To reduce the risk of crime, pursuant to saved policy DC5 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

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

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

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

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

You can apply online at the following address: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Highway arrangements
Should the development require any temporary traffic management measures, highway occupation, scaffolding, or hoarding that affects the public highway, the applicant will be required to obtain the appropriate licences and approvals.

The applicant is advised to engage with Manchester City Council's Highways Applications and Network Resilience teams via Contact Manchester (0161 234 5004) to discuss and agree any such arrangements in advance.

Noisy construction work should normally only take place between:
Monday to Friday: 7.30am to 6pm
Saturday: 8.30am to 2pm
No noisy work should be done on Sundays or Bank holidays.

Date: 14 May 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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

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