

Application details:	Application number: 145297/FO/2026 Proposal: Erection of a 3/4 storey building to provide 8no. two-bedroom apartments, with access, informal amenity space, landscaping and associated works Location: Land At 404 Wilbraham Road, Manchester, M21 0SD.
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LLFA Comments 18/03/2026

The following Information has been considered:

Planning Portal uploads:	02/03/2026 – 04/03/2026
Further submission emails:	-
Pre-Application Advice:	-

Any LLFA Comments to LPA
The proposed development is situated within Flood Zone 1: however, the flood map indicate that it is susceptible as being surface water flooding during both 1 in 30 – year and 1 in 100 - year return period event.

The proposal seeks full planning permission for the construction of a new residential building on land at 404 Wilbraham Road, Chorlton, Manchester. The development comprises eight two-bedroom self-contained apartments, arranged as two units per floor across the lower ground, ground, first and second floors.

The scheme includes the provision of access arrangements, informal amenity space, landscaping, and other associated works necessary to support the residential use of the site. The development is intended to make efficient use of previously developed land and contribute to local housing supply while providing high-quality accommodation within a sustainable location.

Condition 1: Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.
- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
- Construction details of flow control and SuDS components.
- Details of how the scheme shall be maintained and managed after completion. Maintenance and management plan, including responsible party and a schedule of tasks/frequencies for the components.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14

Condition 2: Prior to the first occupation/use of the development hereby approved details of the implementation, maintenance and management of the surface water drainage scheme, as approved by **Condition X**, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of **Condition X**.
- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.



Memorandum

To Joshua Lee

From [REDACTED]

Date 18 March 2026

Subject **145297/FO/2026**

Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT:

The site is bound by the adopted Wilbraham Road to the south and the adopted Egerton Road North to the east. Adoption extends to the back of the footway.

There is an adopted alleyway to the west of the site.

No Waiting (Mon-Sat 8am-9.30am and Mon-Fri 5pm - 6.30pm) restriction is present fronting the site along Wilbraham Road.

No Waiting At Any Time restriction is in place at the junction of Wilbraham Road and Egerton Road North.

HIGHWAYS RESPONSE:

The proposal is the development of a residential building accommodating 8no. apartments (2-bedroom).

TRIP GENERATION AND JUNCTION CAPACITY:

- o The number of vehicular trips associated with the site is not anticipated to be significant.
- o It is therefore accepted that the adjacent highway network can facilitate such additional demands with no highway capacity concerns.

SITE ACCESSIBILITY:

- o The site is well accessed by sustainable modes.
- o Regular bus services operate along Wilbraham Road, which is located within walking distance of the site.
- o Chorlton Metrolink stop is the nearest Metrolink facility and is also within walking distance of the site.

PARKING AND ACCESS:

- o It is noted that there is no existing vehicle access to the site.
- o It is understood that no new vehicular access is proposed as part of the development.
- o The TN confirms that there is no on-site car parking provision associated with the proposed development.
- o *Further information is required regarding anticipated parking demand associated with the site. This should be informed by car ownership levels at the site area based on Census data.
- o The main pedestrian access to the site will be via Wilbraham Road.
- o Provision of tactile paving should be made at the junction of Wilbraham Road and Egerton Road - This is subject to a S278 agreement
- o Footway surrounding the site should be resurfaced.
- o Any redundant dropped kerbs bordering the site should be reinstated.

OFF-SITE HIGHWAYS WORKS:

- o Should the planning application be approved, the applicant will be required to enter into a Section 278 agreements for the alterations to the existing highways.
- o This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

CYCLE PARKING:

- o TN confirms that a total of 18no. cycle parking spaces are proposed within the site, comprising:
 - 10 cycle parking spaces within a communal cycle store
 - 2 cycle parking spaces for each of the four ground-floor apartments, located within the external amenity space.
- This level of provision is acceptable in principle, subject to the monitoring
- o It should be ensured that all cycle parking spaces are secure and sheltered.

BOUNDARY TREATMENTS:

- o 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.
- o The applicant should be advised that all gated accesses will need to provide inward opening gates (except fire exits) to ensure they do not impact on the adopted footway or highway.

TRAVEL PLAN:

- o A Travel Information Pack is to be provided for future residents - This is welcomed by highways.

REFUSE AND SERVICING:

- o Refuse storage is proposed to be located to the west of the site, adjacent to the alleyway.
- o Refuse bins are proposed to be presented on Wilbraham Road for kerbside collection.
- o It is noted that residents will be responsible for transferring bins to the collection point. Bins should be returned immediately following collection.
- o *Clarification is sought on the route and distance residents will be required to travel to access the bin store for waste disposal. This should be clearly illustrated on an updated dimensioned plan.

- o *The applicant should note that the distance residents are required to travel from their apartments to access waste storage areas should not exceed 30 metres, in accordance with Manchester City Council's GD04 Waste Storage and Collection Guidance.
- o Refuse collection should take place outside of the AM and PM peak.

CONSTRUCTION MANAGEMENT:

- o A Construction Method Statement has been submitted.
- o A detailed CMP will need to be submitted prior to the start of the works and conditioned.
 - o The CMP should include:
 - The duration/phasing of construction works and associated vehicle trips;
 - Routing of construction traffic and associated swept-path assessment
 - Confirmation of display of an emergency contact number;
 - Contact details of the site manager/responsible person to discuss issues/amendments that arise;
 - Details of the location and arrangements for contractor parking;
 - The identification of the vehicular access points into the site;
 - Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas, and parking areas.
 - Traffic Management measures for vehicles, pedestrians and cyclists
 - Details/mitigation of any proposed utility connections and how these will be coordinated and managed to reduce impacts on the highway;
 - The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality; and
 - Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- o The following informative should also be included in any subsequent permission:
 - The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk:
 - 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.

SUGGESTED CONDITIONS:

- o Off-Site Highways Works
 - Provision of tactile paving at the junction of Wilbraham Road and Egerton Road
 - Footway resurfacing.
 - Reinstatement of any redundant dropped kerbs
- o Cycling
- o Travel Information Pack
- o Waste Management Strategy
- o CMP

Highways Reference: 18287/FO/2026

RE: CONSULTATION RESPONSE: 145297/FO/2026

From Safeguarding MAN [REDACTED]

Date Thu 12/03/2026 15:08

To Joshua Lee [REDACTED]

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Apologies, not the assessment results, but that we are content that a Glint and Glare Assessment is not required.

MAG Aerodrome Safeguarding Authority
Manchester Airport|East Midlands Airport|Stansted Airport
E: [REDACTED]
W: [Aerodrome Safeguarding_|Manchester Airport](#)



C2 - Internal

From: Safeguarding MAN
Sent: 12 March 2026 15:06
To: Joshua Lee <[REDACTED]>
Subject: RE: CONSULTATION RESPONSE: 145297/FO/2026

Hi Josh,

Thanks for your email. Yes, I can confirm we are content with the Glint and Glare Assessment results.

Many thanks,

MAG Aerodrome Safeguarding Authority
Manchester Airport|East Midlands Airport|Stansted Airport
E: [REDACTED]
W: [Aerodrome Safeguarding_|Manchester Airport](#)



From: Joshua Lee <[REDACTED]>
Sent: 12 March 2026 14:51

To: Safeguarding MAN <[REDACTED]>
Subject: Re: CONSULTATION RESPONSE: 145297/FO/2026

Hello,

Thanks for this, as always.

I assume you are okay with the proposed PV (See roof plan) from a glint and glare perspective - just birdproofing?

Thanks

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA
[REDACTED]

From: Safeguarding MAN <[REDACTED]>
Sent: 11 March 2026 16:09
To: Joshua Lee [REDACTED]
Subject: CONSULTATION RESPONSE: 145297/FO/2026

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Application Number: 145297/FO/2026

Our Ref.: MAN 2026-115

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Location: Land At 404 Wilbraham Road, Manchester

Dear Josh,

Thank you for consulting with the aerodrome safeguarding authority for Manchester Airport, we have no objection to this development subject to the below informatives:

-The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

-Due to the location of the proposals within proximity to flight paths associated with Manchester Airport. Care should be taken to avoid increased populations of birds resulting from construction works. Ideally, no new temporary areas of open water should establish during the construction phase, and care should be taken to prevent detritus that could act as a food source for birds. This is in the interests of air safety and to avoid an increase in birdstrike risk.

-Due to the location of the proposals within proximity to flight paths associated with Manchester Airport. Care should be taken to prevent excessive dust and smoke emissions resultant from construction works. Dust and smoke can present a visual hazard to pilots and air traffic control, and if ingested can cause aircraft damage.

-Care should be taken to ensure that all external lighting fixtures do not cause dangerous levels of dazzle or glare towards aircraft or the air traffic control visual control room. Ideally, all external lighting fixtures are to be capped at the horizontal with no upward light ratio. Dazzle and glare have the potential to impair vision or cause a distraction at the detriment to safe aviation operations.

It is important that any conditions or advice in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Manchester Airport, or not attach conditions which Manchester Airport has advised, it shall notify Manchester Airport, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

Kind regards,

MAG Aerodrome Safeguarding Authority
Manchester Airport|East Midlands Airport|Stansted Airport

E [REDACTED]

W: [Aerodrome Safeguarding | Manchester Airport](#)



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Planning app. 145297/FO/2026 URN:2026/0099/PLA/01

From Design For Security [REDACTED]

Date Wed 25/03/2026 11:04

To Joshua Lee [REDACTED]

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Hi Joshua

Having looked at the proposals I have the following comments.

1. Ideally, private gardens should be well defined and secured, with access restricted to residents.
2. The passageway providing access to the bike store (from Egerton Road North) should be restricted to residents with a full height lockable gate.
3. The building should be built to Secured by Design standards.

Kind regards

[REDACTED]

Design for Security Consultant

Greater Manchester Police| Crime Prevention Team
design**for**security

4th Floor, GMP HQ, Northampton Road, Central Park, Manchester, M40 5BP
[REDACTED]

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[For emergencies only call 999, or 101 if it's a less urgent matter.](#)

You can also connect with us on:

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To find out what is happening in your area, visit www.gmp.police.uk/a/your-area where you will be able to follow local social media accounts.

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Thank you for your co-operation.



To	Head of Planning	FAO: Joshua Lee
From	Head of Compliance, Enforcement and Community Safety	
Contact Officer:	[REDACTED]	Our Ref: PR202603-1737525
Date:	27 March 2026	Telephone: 31742

Consultation on Planning Application

Application No: 145297/FO/2026

Description: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Location: 404 Wilbraham Road Manchester M21 0UU

I write in response to your memorandum of the 11 March 2026 regarding the above application and to inform you that I have considered the application and recommend that the following conditions are attached to any approval.

CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

**The submitted construction phase plan is accepted. Before construction can commence, they need to provide a site clearance plan for approval.*

DEMOLITION/CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

NSE4(b)

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Wilbraham Road and Egerton Road North shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as The Little Blanchflower and adjacent commercial uses.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

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 required to 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 L_{Aeq} (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 L_{Aeq}
Gardens and terraces (daytime)	55 dB L_{Aeq}

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB ($L_{eq,5min}$), respectively.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the

recommendations and requirements in the approved acoustic consultant's report. 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.

*The Little Blanchflower at 404 Wilbraham Road (formally the Creameries) have recently applied for extended hours. We have requested an acoustic report for this without the knowledge of this proposed development next door (Holly is dealing with that application)

REF*

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

*The submitted waste proforma is not inline with our waste guidance. Developments with 10 or less apartments are classed as low rise. They have therefore not recommended enough recycling bins for the development. If the residents with access to gardens are maintaining them themselves more garden waste bins will also be required too. The bin store will need to be enlarged to accommodate the extra bins and residents need to be able to access all of the bins too so room needs to be provided around them for this.

Air quality – We have considered the submitted Air Quality Assessment and agree with the conclusions that no mitigation measures are required for this development.

CLAND01

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - 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 [INSERT] of the Unitary Development Plan for the City of Manchester.

See separate memo for comments

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

Should you wish to discuss this matter further please contact Laura Miller



Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

From Joshua Lee <[REDACTED]>
Date Mon 11/05/2026 13:31
To Laura Miller <[REDACTED]>

Hello,

Thanks as always!

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA
[REDACTED]

From: Laura Miller [REDACTED]
Sent: 11 May 2026 13:30
To: Joshua Lee [REDACTED]
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

Hi Josh,

We accept the CMP.

They will need to do baseline noise/vibration monitoring prior to works commencing so that their proposed boundary monitoring during the construction works has a baseline to compare to.

Kind Regards

[REDACTED]

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: [REDACTED]
website: www.manchester.gov.uk
[REDACTED]

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From: Joshua Lee [REDACTED]
Sent: 01 May 2026 07:15
To: Laura Miller [REDACTED]
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

It does help if I attach it!

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA
[REDACTED]

From: Joshua Lee [REDACTED]
Sent: 01 May 2026 07:14
To: Laura Miller [REDACTED]
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

Hello,

The agent has sent an updated CMP for review.

Their aim is to remove the pre-commencement condition

Thanks

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: Laura Miller <[REDACTED]>
Sent: 21 April 2026 09:02
To: Joshua Lee [REDACTED]
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

Morning Josh,

The updated waste strategy is accepted.

Kind Regards

[REDACTED]

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: [REDACTED]
website: www.manchester.gov.uk

T [REDACTED]
[REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

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From: Joshua Lee [REDACTED]
Sent: 15 April 2026 15:30
To: Laura Miller [REDACTED]
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

Hello,

The agent has updated the Waste proforma and update the amount of bin storage in line with your consult.

They are on the case file, can you review and let me know if this is acceptable.

Josh

Joshua Lee
Assistant Planning Officer
Area Team

Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: Joshua Lee <[REDACTED]>
Sent: 13 April 2026 08:35
To: Laura Miller <[REDACTED]>
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

Hello,

Thanks for this - good to know for site context!

Josh

Joshua Lee
Assistant Planning Officer
Area Team

Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: Laura Miller <[REDACTED]>
Sent: 07 April 2026 14:13
To: Joshua Lee <[REDACTED]>
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

Hi Josh,

I can see on our system that the neighbourhood team are dealing with this, it appears the old owner had until the end of March to clear the site otherwise the new owner was going to clear it.

It has been in a state for years so it is good that something is being done about it.

It will take some clearing though.....

Kind Regards

Laura Miller (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[REDACTED]

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From: Joshua Lee [REDACTED]
Sent: 31 March 2026 08:20
To: Laura Miller [REDACTED]
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

Hello,

Just on this one with the site clearance.

The Agent has said a condition of sale was for the previous owner to clear the site which apparently seems to be happening at present.

They said that the previous owner was contacted by EH at the council to clear the site on Environmental Grounds?

Thanks

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA
[REDACTED]

From: Laura Miller <[REDACTED]>
Sent: 27 March 2026 08:42
To: Joshua Lee <[REDACTED]>
Subject: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

Morning Josh,

Please find our comments attached

Kind Regards

Laura Miller (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council



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To	Head of Planning	FAO: Joshua Lee
From	Strategic Lead Compliance & Enforcement	
Date	27 March 2026	
Telephone	0161 234 1742	

Consultation on Planning Application

Application No: 145297/FO/2026
Location: 404 Wilbraham Road Manchester M21 0UU
Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

My officer, Laura Miller, writes in response to your memo of 11 March 2026 regarding the above planning application. The Contaminated Land Section has received copy of the following report:

- Phase 1 Desk Study and Preliminary Risk Assessment, Plot at 404 Wilbraham Road, Chorlton, GeoAssist Limited, Reference: 6179/VWB V1.0 PCLRA, Dated; March 2025.

The Contaminated Land Section has reviewed the above information in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. The adequacy of the site investigation.
3. The adequacy of the final risk assessment.
4. The acceptability of the proposed remediation strategy.
5. Whether the information submitted is sufficient to discharge the relevant contamination and/or gas condition from the planning approval.

The site is a former garden centre which is currently used to store miscellaneous items associated with the former use. No spillages or leakages were noted on a site walkover. Adjacent land use includes housing and commercial uses including cafes, shops and takeaways. Previous land uses on and adjacent to the site have included greenfield land, a house and a garden centre. Offsite former uses include a railway, ponds and garages. The site does not lie within 250 metres of any known landfill sites or surface water courses. The site lies above the Wilmslow Sandstone principal aquifer.

1. The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

The desk study information was found to be **adequate**.

We agree with the conclusion that a site investigation should be undertaken once the site has been cleared as it is not clear exactly what is being stored on the site other than old garden centre stock.

2. The adequacy of the site investigation

Not submitted to date

3. The adequacy of the final risk assessment

Not submitted to date

4. The acceptability of the proposed remediation strategy

Not submitted to date

5. Whether the information submitted is sufficient to discharge the relevant site investigation and/or gas condition of the planning approval

Before this Section can recommend discharge of conditions from this application, the following information needs to be submitted to the Council for approval:

- (i) Submission of Site Investigation Proposals
- (ii) Submission of a Site Investigation and Risk Assessment Report
- (iii) Submission of a Remediation Strategy (if required)
- (iv) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Please do not hesitate to contact **Laura Miller** if you require any clarification of the above.

Samantha Stabler
Head of Compliance, Enforcement and Community Safety

Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

From Joshua Lee <[REDACTED]>
Date Mon 13/04/2026 08:35
To Laura Miller [REDACTED]

Hello,

Thanks for this - good to know for site context!

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA
[REDACTED]

From: Laura Miller <[REDACTED]>
Sent: 07 April 2026 14:13
To: Joshua Lee <[REDACTED]>
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

Hi Josh,

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It will take some clearing though.....

Kind Regards

Laura Miller (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council
[REDACTED]

[REDACTED]

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Please consider the environment before printing an e-mail

From: Joshua Lee [REDACTED]
Sent: 31 March 2026 08:20
To: Laura Miller [REDACTED]
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

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Joshua Lee
Assistant Planning Officer
Area Team



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From: Laura Miller [REDACTED]
Sent: 27 March 2026 08:42
To: Joshua Lee [REDACTED]
Subject: 145297/FO/2026 - 404 Wilbraham Road Manchester M21 0UU

Morning Josh,

Please find our comments attached

Kind Regards

Laura Miller (MRes, MA, BSc(Hons))

Environmental Protection
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Re: 145297/FO/2026 - 404 Wilbraham Road

From Joshua Lee <[REDACTED]>
Date Fri 08/05/2026 12:10
To Melissa Sullivan <[REDACTED]>

Hello,

Thats brilliant - thanks as always.

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA
[REDACTED]

From: Melissa Sullivan <[REDACTED]>
Sent: 08 May 2026 12:03
To: Joshua Lee <[REDACTED]>
Subject: RE: 145297/FO/2026 - 404 Wilbraham Road

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Hi Josh,

Thank you for the updated plan, it appears to address my comments. I am therefore now satisfied with the information provided for this application.

I have summarised my comments below:

- The Reasonable Avoidance Measures (RAMs) for nesting birds and hedgehogs stated in the addendum report should be followed and secured by condition, when habitat removal takes place.
- The bat and bird boxes should be secured by condition and implemented.
- BNG:
 - The proposal is well exceeding 10% net gain on-site, with a gain of 0.09 habitat units (+554.92%) and a gain of 0.02 hedgerow units (+38.46%). Due to the limited habitat creation on-site, a simple landscape management plan (LEMP or similar) can be provided to detail the management of the on-site habitats and the gains can be secured by condition.

A full 30-year Habitat Management and Monitoring Plan (HMMP) is not considered to be required for this application.

- The statutory **Biodiversity Gain Condition** will apply should this planning application receive permission. To discharge the condition, the following is required: Biodiversity Gain Plan (using DEFRA template), final BNG metric (with all relevant information filled in, including the Start tab) and landscape management plan. Please see [Biodiversity net gain - GOV.UK](https://www.gov.uk/guidance/biodiversity-net-gain) for how this should be dealt with on the decision notice.

In summary, GMEU are satisfied that this application can be forwarded for determination and that any permission if granted is supported by the conditions recommended above including the Biodiversity Gain Condition.

If you have any queries about these comments, please let me know.

Kind regards,

Melissa Sullivan
Ecologist

Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside, SK16 4LA



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From: Joshua Lee [REDACTED]
Sent: 06 May 2026 08:11
To: Melissa Sullivan [REDACTED]
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road

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Hello,

Hope this should now resolve the outstanding issues -

The bird boxes were on the plan they were above the lower grd flats bike store and were hidden by background lines on the drawing. These have now been moved and are more conspicuous. Drawn as requested and now more clearly as requested.

The hedge will now only be Yew and is shown as only Yew.

Link to updated plan:

<https://manchestercitycouncil.my.salesforce.com/sfc/p/QH00000G3ISb/a/SI00000HN2tl/Jnpa6yPTlpB0Mnrzw7lkuThjOmQctJMhfBEXGoF2h.k>

With thanks

Josh

Joshua Lee

Assistant Planning Officer

Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: Joshua Lee <[REDACTED]>
Sent: 30 April 2026 06:56
To: Melissa Sullivan [REDACTED]
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road

Hello,

Thanks for this as always,

I will go back to the agent with the feedback.

Josh

Joshua Lee

Assistant Planning Officer

Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

T [REDACTED]

From: Melissa Sullivan [REDACTED]
Sent: 29 April 2026 15:11
To: Joshua Lee <[REDACTED]>
Subject: FW: 145297/FO/2026 - 404 Wilbraham Road

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Cyber Training and report anything suspicious.

Hi Josh,

Thank you for providing the attached updated documents to address my comments dated 17/04/2026 for this application.

I have the below further comments:

- Bat boxes – whilst the southern aspect would be preferred, I am fine to accept one box on the east and one on the west of the building.
- Bird boxes – there now appears to only be one location for the swift boxes. I assume this is because all 4 boxes going to be in one location, but this should be confirmed.
- BNG – the proposed hedgerow has been amended in the Landscape Plan which now says 'Yew or Oval-leaved Privet'. The latter is still not native to England (neither was the previous Portuguese Laurel). As per my previous comment - the Landscape Plan should be amended to include native species in the hedgerow only. If a 'non-native and ornamental hedgerow' is proposed, the proposal will be achieving a loss in hedgerow units and the trading rules aren't satisfied. It's therefore important that native species are used only.

Kind regards,

Melissa Sullivan
Ecologist

Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside, SK16 4LA

Tel: [REDACTED]



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From: Joshua Lee [REDACTED]
Sent: 22 April 2026 09:15
To: Melissa Sullivan <[REDACTED]>
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road

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Hello,

The applicant has updated the plans and submitted a revised addendum report based on your feedback.

I have attached them directly as we are currently moving our back office system so cannot update the case file this week.

Thanks

Josh

Joshua Lee

Assistant Planning Officer
Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: Joshua Lee [REDACTED]
Sent: 17 April 2026 11:22
To: Melissa Sullivan [REDACTED]
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road

Hello,

Thanks for your consult as always,

Josh

Joshua Lee

Assistant Planning Officer
Area Team

Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: Melissa Sullivan <[REDACTED]>
Sent: 17 April 2026 11:20
To: Joshua Lee <[REDACTED]>
Subject: RE: 145297/FO/2026 - 404 Wilbraham Road

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Hi Josh,

Thank you for the updated documents for this application. I have the following comments:

I am mostly satisfied with the updated information and the Reasonable Avoidance Measures (RAMs) for nesting birds and hedgehogs stated in the addendum report should be followed and secured by condition, when habitat removal takes place.

Bat and Bird Boxes:

There are a few discrepancies and issues with the bat/bird boxes as below, however this can be resolved to discharge the associated condition for biodiversity enhancements, as opposed to prior to determination of this application.

- Bat boxes:
 - We'd recommend that the two proposed bat boxes are moved to a south, south-east or south-west facing aspect, as per best practice guidelines. They are currently on a north and west aspect on the Landscape Plan however they should be subject to some sunlight during the day, and north facing is sub-optimal for bats.
 - The Addendum report states that when ordering the bat boxes, it should be specified that these are to be installed on trees, however the Landscape Plan shows that the boxes are to be placed on the building. The report and landscape plan are therefore contradicting each other.
- Bird boxes:
 - Swift boxes are proposed and on the Landscape Plan and they are noted to be placed at a minimum of 2m. However, best practice advice states that swift boxes should be placed higher than this, e.g. 4-5m or ideally higher, and they should have a clear flight path. We would recommend the box near the northern boundary is moved to the east side of the building to allow for a clear site path and it should be confirmed if boxes at 4-5m high are feasible on the proposed building.

BNG:

- In the BNG metric, a native hedgerow is proposed (0.033km), however the Proposed Landscape Plan states that the proposed hedgerows will be 'Yew or Portuguese Laurel', the latter of which is not native to England. Therefore, the Landscape Plan should be amended to include native species in the hedgerow only. If a 'non-native and ornamental hedgerow' is proposed, the proposal will be achieving a loss in hedgerow units and the trading rules aren't satisfied. _

Provided that a native hedgerow can be implemented and the Landscape Plan updated, I am satisfied with the BNG assessment, and the proposal is well exceeding 10% net gain on-site, with a gain of 0.09 habitat units (+554.92%) and a gain of 0.02 hedgerow units (+38.46%). Due to the limited habitat creation on-site, a simple landscape management plan (LEMP or similar) can be provided to detail the management of the on-site habitats and the gains can be secured by condition. A full 30-year Habitat Management and Monitoring Plan (HMMP) is not considered to be required for this application.

The statutory **Biodiversity Gain Condition** will apply should this planning application receive permission. To discharge the condition, the following is required: Biodiversity Gain Plan (using DEFRA template), final BNG metric (with all relevant information filled in, including the Start tab) and landscape management plan. Please see [Biodiversity net gain - GOV.UK](#) for how this should be dealt with on the decision notice.

If you have queries relating to this advice, please do not hesitate to contact me.

Kind regards,

Melissa Sullivan
Ecologist

Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside, SK16 4LA

Tel: [REDACTED]

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From: Joshua Lee <[REDACTED]>
Sent: 13 April 2026 11:12
To: Melissa Sullivan <[REDACTED]>
Subject: Re: 145297/FO/2026 - 404 Wilbraham Road

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Hello,

Thanks for this as always,

The agent has provided an updated BNG metric and condition assessment, along with an addendum to the original docs to be reviewed. They are on the case file.

Ecology report	13 Apr 2026	ADDENDUM TO ECOLOGICAL CONSTRAINTS & BNG
ASSESSMENT		
Ecology report	13 Apr 2026	BNG CONDITION ASSESSMENT
Ecology report	13 Apr 2026	STATUTORY BNG METRIC

Can you review and provide your feedback?

Thanks

Josh

Joshua Lee
Assistant Planning Officer
Area Team

Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA
[REDACTED]

From: Melissa Sullivan <[REDACTED]>
Sent: 24 March 2026 11:11
To: Joshua Lee [REDACTED]
Subject: 145297/FO/2026 - 404 Wilbraham Road

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Hi Joshua,

Thank you for consulting GMEU on the application at 404 Wilbraham Road, Manchester.

The application is accompanied by an Ecological Constraints Survey report (April 2025) and a Biodiversity Net Gain Assessment (Feb 2026), authored by Rachel Hacking Ecology. Based on the submitted information, GMEU have the following comments:

Ecological constraints

As per the report, the site could potentially support hedgehog and nesting birds. However, the report fails to make any specific mitigation measures (apart from recommending Reasonable Avoidance Measurements (RAMs) will be sufficient to minimize this risk) however this hasn't actually been provided. Additionally, no enhancement recommendations have been made which is contrary to Section 15 (paragraph 187) of the NPPF 2024 which states that planning policies and decisions should contribute to and enhance the natural and local environment. We'd expect at least some enhancement recommendations to be made such as bat and bird boxes onto the proposed building.

Biodiversity Net Gain (BNG)

The BNG report is effectively an exemption statement, claiming that the proposal would meet the de minimis exemption (less than 25m² of habitat removal / 5m of hedgerow removal) and that the site is all 'Developed land; sealed surface'. Given that the site appears to be full of discarded materials, including old potted plants etc, I understand that it isn't easy to determine and map the habitats accurately, however I would say from the drone photographs and review of aerial imagery and Google Street View (May 2025), that there appears to be a reasonable amount of vegetation present on the site which will be removed to facilitate the development.

The conifer tree is noted to be container grown as opposed to rooted in the ground, however, photograph 2 doesn't really evidence this. The trunk looks fairly significant, and I would be surprised if the tree was still only rooted to a container. Additionally, this tree would still be removed regardless of whether it is rooted or not, which would not meet the de minimis exemption as even one small tree is approximated to be 41m² (as per the BNG tree helper). Whilst I've not extensively searched for this, I'm unaware of any BNG guidance to state that habitats in containers do not need to be considered in a BNG assessment. Also, it is stated that the hedgerow is ivy only, however from Google street view, I can see that there is sycamore present too. Ivy would still be rooted to the ground and the plans show that the full 'hedgerow' will be removed to facilitate the development which would be more than 5m.

Based on the above and in accordance with BNG guidance, I don't believe that this proposal would be exempt from a BNG assessment given that there are trees/hedgerows and potted vegetation present onsite which are to be removed to facilitate the development resulting in the loss of habitat and hedgerow units. Therefore, a BNG assessment is required for this application, prior to determination and the assessment should detail how the applicant will achieve a minimum 10% net gain either on-site or off-site.

Summary

In summary, insufficient information has currently been provided for this application and more information, including a BNG assessment, is required prior to determination.

Kind regards,

Melissa Sullivan
Ecologist

Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside, SK16 4LA



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Re: Highways response to 145297/FO/2026

From Joshua Lee [REDACTED]
Date Tue 05/05/2026 12:15
To Highways DC [REDACTED]
Cc Syed Rahi <[REDACTED]>

Hello,

Thanks for this,

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA
[REDACTED]

From: Highways DC [REDACTED]
Sent: 05 May 2026 12:01
To: Joshua Lee [REDACTED]
Cc: Syed Rahi <[REDACTED]>
Subject: Re: Highways response to 145297/FO/2026

Thanks Josh,
That's really helpful.
Here are the Highways comments:

It would be useful if the CMP could also include:

- Additional detail in the form of a **Traffic Management Plan**, setting out how vehicle manoeuvres, pedestrian safety and cyclist movements will be managed during construction, particularly in relation to the existing cycle lanes.
- Early engagement with the Highways Network Management teams will be required in terms of licensing, hoarding / scaffolding, skips and any associated temporary pedestrian/traffic management arrangements. This should also include discussion around links with utilities, power/sewers/water main connections, etc. == highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk
- Confirmation of proposed construction working hours
- Further clarification of **measures to keep the public highway clean**, such as wheel washing or road sweeping arrangements, and how these will be monitored.

- Clarification of **contractor and workforce parking arrangements**, including how these will be managed to avoid on-street parking impacts.

Best Wishes

Highways Development Control
Neighbourhoods Directorate

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Web: <http://www.manchester.gov.uk>

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Support your Council and report any concerns about the public highway on-line, through this link:
https://www.manchester.gov.uk/info/500283/road_and_pavement_problems

From: Joshua Lee <[REDACTED]>
Sent: 05 May 2026 08:40
To: Highways DC <[REDACTED]>; Syed Rahi <[REDACTED]>
Subject: Re: Highways response to 145297/FO/2026

Hello,

Apologies we are moving system

Its here

https://manchestercitycouncil.my.salesforce.com/sfc/p/QH00000G3ISb/a/SI00000HLZAg/Cd8SmcDAI1BkjEUVVDEtC_BGFarhIFA4hm4NrY26RXA

Thanks

Josh

Joshua Lee

Assistant Planning Officer
Area Team



MANCHESTER
CITY COUNCIL

Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: Highways DC <HighwaysDC@manchester.gov.uk>

Sent: 05 May 2026 09:17

To: Joshua Lee <[REDACTED]> Syed Rahi <[REDACTED]>

Subject: Re: Highways response to 145297/FO/2026

Hi Josh,

Please can you send through a copy of updated CMP, I can't see it on the planning portal.
Thanks Leanne

Best Wishes

Highways Development Control
Neighbourhoods Directorate

Please note that this inbox is monitored Monday to Friday only and any enquiries received after 4.00 pm on Friday will be picked up on Monday morning.

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Support your Council and report any concerns about the public highway on-line, through this link:
https://www.manchester.gov.uk/info/500283/road_and_pavement_problems

From: Joshua Lee <[REDACTED]>

Sent: 01 May 2026 06:14

To: Syed Rahi <[REDACTED]> Highways DC <[REDACTED]>

Subject: Re: Highways response to 145297/FO/2026

Hello,

The agent has sent an updated CMP for review.

Their aim is to remove the pre-commencement condition

Thanks

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: Syed Rahi <[REDACTED]>
Sent: 14 April 2026 16:11
To: Joshua Lee <[REDACTED]>
Subject: RE: Highways response to 145297/FO/2026

Afternoon Josh,

Please see updated highway comments below.

UPDATED HIGHWAY COMMENTS:

- The proposal has no on-site car parking spaces – This is acceptable in principle considering the accessible location.
- Proposed site is anticipated to generate a car parking demand of 6no. vehicles based on 2021 census data. There appears to be sufficient on-street parking capacity based on parking surveys.
- Future residents should be made aware prior to purchase that no on-site parking provision is available.

Kind regards,

Syed Rahi

Engineer - Highways Development Control
Neighbourhoods Directorate
Manchester City Council

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



UPCOMING ANNUAL LEAVE –
30th April to 15th May

From: Joshua Lee <[REDACTED]>
Sent: 13 April 2026 10:08
To: Syed Rahi <[REDACTED]>
Subject: Re: Highways response to 145297/FO/2026

Hello,

Thanks for this.

On the points raised . They have the methodology on the parking survey and maps within the transport note at Appendix B. It looks like they have already taken parking restrictions and main road parking?

In general, we have had some comments on the impacts to parking, but the site is in an extremely accessible location with a DfT Score of 84 with good on-site cycle parking. In the balance its a sustainable location and should be supported.

Thanks,

Josh

Joshua Lee

Assistant Planning Officer

Area Team



Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

T

From: Syed Rahi [REDACTED]
Sent: 02 April 2026 17:16
To: Joshua Lee <[REDACTED]>
Subject: RE: Highways response to 145297/FO/2026

Afternoon Josh,

Please see updated highway comments below.

UPDATED HIGHWAY COMMENTS:

- It is noted that the proposed site is to generate a car parking demand of 6no. vehicles based on 2021 census data.
- A car parking survey was undertaken over three consecutive weekdays (Monday 12 January 2026, Tuesday 13 January 2026, and Wednesday 14 January 2026) during the period 18:00–19:00.
- The survey area covered a walking distance of approximately 200 metres from the proposed site.
- The survey results indicate that between 50 and 60 car parking spaces were available.
- *Parking on pavement and on restrictions will need to be taken into account.
- Further information is required on current parking occupancy levels/observed parked vehicles within the study area, as well as the total on-street parking capacity.
- *A dimensioned plan should also be provided identifying on-street parking restrictions, observed parking spaces, and available parking spaces.
- The proposed bin store is located within an acceptable access distance for residents, in accordance with Manchester City Council's GD04 Waste Storage and Collection Guidance. Therefore, this is considered acceptable in principle.

Further to the above, I would also be grateful if you could advise whether you are aware of any existing concerns in the area, particularly in relation to parking.

Kind regards,

Syed Rahi

Engineer - Highways Development Control

Neighbourhoods Directorate
Manchester City Council

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



UPCOMING ANNUAL LEAVE –
30th April to 15th May

From: Joshua Lee <[REDACTED]>
Sent: 30 March 2026 14:16
To: Syed Rahi <[REDACTED]>
Subject: Re: Highways response to 145297/FO/2026

Hello,

I hope you are well,

The applicant has provided a note on Car ownership and an updated landscape plan with bin distances.

I've uploaded to the case file for review and comment.

Thanks

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: [REDACTED]
Sent: 18 March 2026 14:05
To: Joshua Lee <[REDACTED]>
Subject: Highways response to 145297/FO/2026

Please see attached document with highways comments on 145297/FO/2026

Regards,
Syed Rahi

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145207/FO/2026 - Land At 404 Wilbraham Road, Manchester

From Rudi Farghaly <[REDACTED]>

Date Tue 31/03/2026 08:15

To Joshua Lee <[REDACTED]>

Cc Caroline Berresford <[REDACTED]>

Good morning,

145207/FO/2026 - Land At 404 Wilbraham Road, Manchester

Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

We would have no objection to the works being carried out, subject to the Arboricultural method statement being strictly adhered to.

Kind regards

Rudi Farghaly
Neighbourhood Officer (Arboriculture)
Ground Technical
Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester M12 6LA
[REDACTED]

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Manchester City Council
By email

Your ref 145297/FO/2026
Our ref DC/26/686
Date 24-MAR-26

Dear Planning Team

Location: 404 Wilbraham Road Manchester M21 0UU.

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works.

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

Any queries that might result from the information contained within this letter should be addressed as follows:

- **From the Local Planning Authority.** Please email Planning.Liaison@uuplc.co.uk
- **From the Applicant.** Specific email contacts related to each category of work are located beneath each section header. Alternative ways to contacts the team(s) are available in the Appendix, Section 6.0 'Contacts'.

DRAINAGE

Email: SewerAdoptions@uuplc.co.uk

Directed by the principles set out in the National Planning Practice Guidance and the new National Standards for Sustainable Drainage Systems (2025) 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.

Following our review of the submitted Drainage Strategy Ref: PGC1463-DR-C-001, Dated 27.01.2026 , we can confirm that whilst the strategy for the disposal of foul and surface water is acceptable in principle, there are elements of the detailed drainage design that might not be acceptable to United Utilities and will require resolution by the applicant.

For this reason, and to avoid any unnecessary delays or costs for the applicant, we request that the proposed drainage strategy is not approved until such time as all concerns are resolved. The applicant should contact our Wastewater Developer Services team regarding this matter. See Appendix, Section 6.0 Contacts. Should planning permission be granted without resolution of all drainage concerns, we request the following condition is attached to any subsequent Decision Notice:

CONDITION

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;***
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);***
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;***
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;***
- and***
- (v) Foul and surface water shall drain on separate systems.***

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area, including the performance of the public sewer network (where the two systems interact). Therefore, where SuDS is included in a

proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. An example condition is included with the Appendix, Section 2.2. (Nb. This recommendation may not be appropriate for Reserved Matters applications).

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 review proximity or positioning of drainage proposals in relation to existing pipelines when assessing the suitability of a specific drainage design. 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.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

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 3.0 '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. Additional information is available on our website: [Working near our pipes - United Utilities](#)

The applicant should also review United Utilities' '*Standard Conditions for Works Adjacent to Pipelines*' document which can be found on our website:

[standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf](#).

They, or any subsequent developer working on the proposed site must adhere to the details contained within this document.

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 6.0 'Contacts'.

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 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.

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully
United Utilities' Planning Team

APPENDIX:
Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team or visits our website for more detailed advice on any aspects of United Utilities' assets and services that might impact their proposal. Full contact details can be found in Section 6.0 'Contacts' (below).

1.0 DRAINAGE DESIGN

Surface water (rainwater) flows are very large when compared with foul water flows that come from toilets, showers, washing machines, etc. It is usually surface water flows that increase the risk of sewer flooding, potentially impacting homes and businesses, and can result in unwanted spills from storm overflows into watercourses.

We have embarked on an ambitious investment programme to improve the performance of our wastewater network, particularly relating to the management of surface water. Our focus is to reduce the risk of sewer flooding and the prevention, frequency and intensity of spills from storm overflows, ultimately moving to a position where they are no longer necessary. As we work hard to improve the existing wastewater network, it is important that we do not compromise the results by accepting any unnecessary new surface water connections and that we take all opportunities for the removal of existing flows.

1.1 Surface water hierarchy

The design and delivery of surface water drainage systems must be in accordance with the National Standards for Sustainable Drainage Systems or any replacement of national standards. Full details, including the hierarchy of surface water runoff destinations can be found here: [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#)

The standards indicate that surface water drainage systems shall be designed, constructed, maintained and operated following a natural approach to managing water. This should mimic natural drainage, manage surface runoff at or close to the surface and as close to its source as practicable. Therefore, drainage proposals for new development must be designed to maximise the retention of surface water on-site and minimise the volume and rate of surface water discharge off-site.

United Utilities will only accept new surface water connections to the public sewer in circumstances where the applicant has provided robust evidence that the drainage hierarchy has been fully investigated and more sustainable options for the management of surface water have been proven to be unfeasible. Surface water connections, particularly to the combined sewer, should only be considered as the last resort.

Where surface water connections already exist, the applicant must provide clear evidence of these connections along with calculations on rates of discharge, to demonstrate a reduction in

discharge rates. Without this evidence, applicants will be required to discharge at a greenfield rate of run-off.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 PLANNING CONDITIONS; OUR APPROACH TO DRAINAGE CONDITIONS

When appropriate, United Utilities will request planning conditions relating to site drainage. This is important to ensure the delivery of quality drainage design for both new and existing customers. There is also a particular focus on the sustainable management of surface water thorough investigation of the drainage hierarchy which is critical in the management of flood risk and to reduce the frequency and intensity of spills from storm overflows, which is a shared priority for both United Utilities and the customers and communities that we serve.

2.1 Drainage design

In scenarios where **all** relevant information regarding drainage design is available; the design is acceptable and all opportunities for the sustainable management of surface water have been fully investigated, we will usually request a compliance condition to enable the delivery of the proposed design. If **any** relevant information is missing, or where there is insufficient evidence to demonstrate that the drainage hierarchy has been fully investigated, we will request a pre-commencement condition to ensure that all aspects of drainage design are fully considered before any work begins on site.

2.2 Management and maintenance of Sustainable Drainage Systems (SuDS)

The Local Authority should consider a SuDS management and maintenance condition for any scheme where SuDS is included within the proposal. An example condition is below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

It is important to note that United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company and therefore, would not be involved in any application to discharge a condition relating to SuDS management and maintenance.

3.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

3.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

3.2 Wastewater pipelines

United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

3.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities. Alternatively, the plans can be viewed for free. See Section 6.0 'Contacts' for further details.

The position of underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. The

actual positions may be different from those shown on the plans and private pipes, sewers or drains may not be recorded. We strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus.

Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 6.0. 'Contacts' (below). United Utilities Water PLC will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#).

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation. This advice is also relevant to any uncharted pipelines (pipelines that do not appear on our asset maps) that might be discovered on site either before or during construction. In this

instance, the developer should contact our Developer Services team as soon as possible. See Section 6.0 'Contacts'.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

4.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 6.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our household charges 2025/2026 | United Utilities](#) (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 6.0 'Contacts'.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

5.0 GROUNDWATER PROTECTION ZONES

Groundwater Protection Zones (GPZs), also known as Source Protection Zones (SPZs), identify the groundwater catchment areas of sources of potable water and show where they may be at particular risk from polluting activities on or below the land surface.

The Environment Agency has a series of published position statements documenting their approach to managing and protecting groundwater; [The Environment Agency's approach to groundwater protection](#). This document includes position statements, including restrictions or extra controls, that are applicable to certain activities within a Source Protection Zone 1 (SPZ1)

of a groundwater source, which are designed to protect groundwater intended for human consumption. It is important that the applicant reviews the Environment Agency's advice, or any subsequent guidance, in its entirety.

Nb. In order to protect groundwater quality surrounding United Utilities boreholes, we may request the principles outlined within the Environment Agency's document are applied to Source Protection Zone 2 (SPZ2), as well as SPZ1.

The applicant can seek further advice from our Groundwater Engineering Team. See 'Contacts' Section below.

6.0 CONTACTS

Contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): [Building & Developing - United Utilities](#)

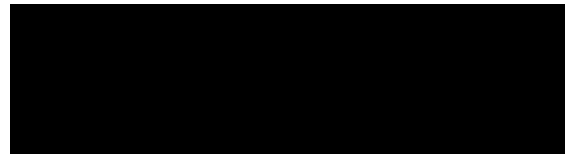
Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

Email:

WATER (water mains, supply and metering):

WASTEWATER (public sewers and drainage):

SLUDGE PIPELINES:



GROUNDWATER PROTECTION ZONES:

Where the proposed site is located in a Groundwater Source Protection Zone, the applicant should contact our Engineering team for advice, by email at 

PROPERTY SEARCHES (FOR ASSET MAPS):

The public water and sewer records can be viewed via our online viewing facility for free. Viewings are by appointment only. To book an appointment, the applicant should email 

Alternatively, a number of providers offer a paid for mapping service, including United Utilities. To purchase a sewer and water plan from United Utilities, visit [Property Searches | United Utilities](#)

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: 