

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

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

Application reference:

145297/FO/2026

Applicant:

Mr Peter Armistead APL

Date of application:

02 March 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval, and the officer and applicant worked together to find an amicable solution.

Condition(s) attached to this decision

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

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

a. Drawing - Location Plan	02 Mar 2026	THE LOCATION PLAN
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- b. Design & Access Statement 02 Mar 2026 DESIGN AND ACCESS STATEMENT
- c. Drawing - Proposed 02 Mar 2026 AD1 BIKE STORE DETAILS
- d. Drawing - Proposed 13 Apr 2026 AD2 A BIN STORE DETAILS
- e. Drawing - Proposed 02 Mar 2026 EL1 PRINCIPAL/WILBRAHAM ROAD ELEVATION
- f. Drawing - Proposed 02 Mar 2026 EL2 SECONDARY/EGERTON ROAD NORTH ELEVATION
- g. Drawing - Proposed 02 Mar 2026 EL3 WEST/GARDEN ELEVATION
- h. Drawing - Proposed 02 Mar 2026 EL4 NORTH/REAR ELEVATION
- i. Drawing - Proposed 13 Apr 2026 GA1 A LOWER GF PLAN
- j. Drawing - Proposed 13 Apr 2026 GA2 A GF PLAN
- k. Drawing - Proposed 02 Mar 2026 GA3 1F PLAN
- l. Drawing - Proposed 02 Mar 2026 GA4 2F PLAN
- m. Drawing - Proposed 02 Mar 2026 GA5 ROOF PLAN
- n. Drawing - Proposed 01 Apr 2026 GL1 B LANDSCAPE PLAN
- o. Drawing - Visuals 02 Mar 2026 SV1 STREET VIEW- SOUTH AND EAST
- p. Drawing - Visuals 02 Mar 2026 SV2 STREET VIEW- WEST AND NORTH
- q. Ecology report 02 Mar 2026 BIODIVERSITY NET GAIN ASSESSMENT
- r. Ecology report 02 Mar 2026 ECOLOGICAL CONSTRAINTS SURVEY
- s. Flood Risk Assessment or Drainage 02 Mar 2026 DRAINAGE AND SUDS STRATEGY REPORT
- t. Ground Survey 02 Mar 2026 PHASE I DESK STUDY AND PRELIMINARY CONTAMINATION REPORT
- u. Noise assessment or information 02 Mar 2026 EXTERNAL BUILDING FABRIC REPORT
- v. Supporting Information 02 Mar 2026 AIR QUALITY ASSESSMENT
- w. Supporting Information 02 Mar 2026 CONSTRUCTION METHOD STATEMENT

x. Supporting Information	02 Mar 2026	PLANNING STATEMENT
y. Supporting Information	04 Mar 2026	ENERGY
z. Transport or Travel information	02 Mar 2026	TRANSPORT NOTE
aa. Tree survey or information	02 Mar 2026	ARBORICULTURAL IMPACT
bb. Tree survey or information	02 Mar 2026	ARBORICULTURAL METHOD STATEMENT
cc. Waste Management	02 Mar 2026	WASTE PROFORMA
dd. Daylight & Sunlight assessment	14 Apr 2026	1016-ABA-RP-001
P02	DAYLIGHT IMPACT ASSESSMENT REPORT	

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the City Council as Local Planning Authority. Such details shall include the type, colour and texture of the materials, Development shall be carried out in accordance with the approved details.

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 submitted details no above ground construction works shall take place until full details of the proposed window design of the buildings hereby approved (including section drawings), shall be submitted to and approved in writing by the City Council as Local Planning Authority. This should include details of window reveal depths and brick soffits. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the detailed design of the building achieves a high standard of appearance appropriate to its prominent corner location and surrounding townscape, in the interests of visual amenity and good design, and in accordance with policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Town and Country

Planning (Use Classes) Order 1987 (as amended), the residential units hereby approved shall be occupied only as self-contained private dwellings falling within Use Class C3 and for no other purpose. The units shall not be used as serviced apartments, short-stay accommodation, holiday lets or any form of temporary or transient accommodation.

Reason -To safeguard residential amenity, protect the character of the area, and ensure that the development contributes to the supply of permanent housing, in accordance with policies SP1, DM1 and H1 of the Manchester Core Strategy, policy JP-H1 of Places for Everyone, and the National Planning Policy Framework.

- 6) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - To safeguard the living conditions of neighbouring occupiers and to protect the established scale, roofscape and visual character of the area, having regard to the site's sensitive corner position and close relationship with surrounding buildings, in accordance with policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, and Section 12 of the National Planning Policy Framework.

- 7) The bathroom windows in the northern elevation of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter. Any parts of the window that can be opened must be more than 1.7 metres above the floor of the room in which the window is installed.

Reason - To protect the privacy and amenity of neighbouring residents, in accordance with policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

- 8) a. Prior to any above ground works a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against any external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.
- i. The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- ii. Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq
(individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
 - iii. Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
 - iv. Gardens and terraces (daytime) 55 dB LAeq
 - v. The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme
- b. Prior to the first occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.
- c. In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To ensure a good standard of amenity for future occupants by protecting residents from noise disturbance from nearby roads and commercial uses, in accordance with policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC26 of the Unitary Development Plan, policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

- 9) a. Prior to any above ground works, hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:
- i. Provision of tactile paving at the junction of Wilbraham Road and Egerton Road North.
 - ii. Resurfacing of the footway surrounding the site.
 - iii. Reinstatement of any redundant dropped kerbs bordering the site
- b. Prior to the first occupation of the development hereby approved, a verification report, which will include photographic evidence and highway approval/completion notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained.
- c. In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall

continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before first occupation of the development.

Reason - To ensure safe and inclusive pedestrian access to the site and to improve highway safety for all users, in accordance with policies SP1, DM1 and T2 of the Manchester Core Strategy, policy JP-C5 of Places for Everyone, and the National Planning Policy Framework.

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

- i. Measures to control noise and vibration;
- ii. Dust suppression measures;
- iii. A community consultation plan;
- iv. Sheeting of construction vehicles.
- v. The duration/phasing of construction works and associated vehicle trips;
- vi. Routing of construction traffic and associated swept-path assessment
- vii. Confirmation of display of an emergency contact number;
- viii. Contact details of the site manager/responsible person to discuss issues/amendments that arise;
- ix. Details of the location and arrangements for contractor parking;
- x. The identification of the vehicular access points into the site;
- xi. Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas, and parking areas.
- xii. Traffic Management measures for vehicles, pedestrians and cyclists
- xiii. Details/mitigation of any proposed utility connections and how these will be coordinated and managed to reduce impacts on the highway;

xiv. The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality; and

xv. Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Reason - To safeguard the amenity of nearby residents during the construction phase and to ensure the safe and efficient operation of the highway network, in accordance with policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

- 11) Prior to first occupation of the development hereby approved, the City Council as Local Planning Authority must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime and to create a safe and secure environment for residents, in accordance with policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

- 12) Prior to the first occupation of the development hereby approved, the refuse and recycling storage facilities shown on the approved plans shall be fully installed, made operational and available for use.

The facilities shall thereafter be retained and maintained in perpetuity for the purpose of refuse and recycling storage only.

Reason - To ensure adequate and appropriate provision is made for the storage and collection of refuse and recyclable materials, in the interests of residential amenity and public health, and in accordance with policies DM1 and EN19 of the Manchester Core Strategy, policy JP-S6 of Places for Everyone, and the National Planning Policy Framework.

- 13) Prior to the first occupation of the development hereby approved, the cycle parking facilities shown on the approved plans shall be fully installed, made operational and available for use.

The facilities shall thereafter be retained and maintained in perpetuity for the purpose of cycle parking only.

Reason: To ensure adequate and secure provision for cycle parking, to promote sustainable travel choices, and to reduce reliance on private car use, in accordance with policies DM1 and T2 of the Manchester Core Strategy, policy JP-C6 of Places for Everyone, and the National Planning Policy Framework..

- 14) a. Prior to the first occupation of the development, a Travel Information Pack to be issued to future occupiers of the development hereby approved shall be submitted to and approved in writing by the City Council as Local Planning Authority. The Travel Information Pack shall include, but not be limited to:
- i. Information on local walking and cycling routes;
 - ii. Public transport services, timetable information and ticketing options;
 - iii. Details of the nearest bus stops, rail and tram stations, and community transport (where applicable);
 - iv. Information on car-sharing schemes and any on-site or nearby electric vehicle charging provision;
 - v. Promotion of sustainable travel behaviour, including any incentives or discounts available to new occupiers.
- b. The approved Travel Information Pack shall be provided to all first occupiers at the point of occupation of each apartment.

Reason: To promote sustainable patterns of travel and ensure that future occupiers are informed of non-car travel options available from the site, in accordance with policies SP1 and T2 of the Manchester Core Strategy, policies JP-C1 and JP-C6 of Places for Everyone, and the National Planning Policy Framework..

- 15) No works involving site clearance, vegetation removal or demolition shall take place unless and until the Reasonable Avoidance Measures (RAMs) set out in the Addendum to the Ecological Constraints and Biodiversity Net Gain Assessment (Rachel Hacking Ecology, April 2026) have been implemented in full.

The RAMs shall thereafter be adhered to throughout the construction process.

Reason - To protect nesting birds and hedgehogs during site clearance and construction works, in accordance with policy EN15 of the Manchester Core Strategy, policy JP-G8 of Places for Everyone, and Section 15 of the National Planning Policy Framework.

- 16) The biodiversity enhancement measures, including bat and bird boxes, shall be implemented in accordance with the approved plans and supporting details.

The boxes shall be installed prior to first occupation of the development and retained thereafter.

Reason: To secure biodiversity enhancement measures and ensure appropriate installation in line with best practice, in accordance with Policy EN15 of the Manchester Core Strategy, Policy JP-G8 of Places for Everyone and the National Planning Policy Framework.

- 17) Prior to commencement of the development and notwithstanding the submitted landscape plan and BNG report, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:

- i. Full landscaping plan
- ii. Details of on-site habitats to be retained and created
- iii. Management and maintenance measures;
- iv. Timescales and responsibilities for implementation.

The approved LEMP shall be implemented in full and maintained thereafter.

Reason -To secure the long-term management and maintenance of on-site landscaping and biodiversity enhancements, in accordance with policies EN9 and EN15 of the Manchester Core Strategy, policy JP-G8 of Places for Everyone, and the National Planning Policy Framework.

- 18) No development (including any groundworks, site clearance, or enabling works) shall take place until the measures set out in the approved Arboricultural Method Statement (Report No. 2764_AMS.03, Lally Tree Management Ltd, dated 11 February 2026) have been fully implemented.

The development must thereafter be carried out in full accordance with the AMS.

Reason: - To ensure the protection of retained trees and boundary vegetation during construction, in the interests of visual amenity and environmental quality, in accordance with policy EN9 of the Manchester Core Strategy, policy JP-G6 of Places for Everyone, and the National Planning Policy Framework.

- 19) a. The development hereby approved shall be implemented in accordance with the measures contained with the submitted Energy Statement prepared by MD&J (Version 1, Dated Feb 2026) received by the City Council as Local Planning Authority on 04 Mar 2026.
- b. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures, including dated photographic documentary evidence of the implementation and completion of required works. Any non-conformity from the approved scheme shall be clearly set out along with measures required to ensure compliance with the agreed details.

Reason -To reduce carbon emissions, improve energy efficiency and support climate change mitigation, in accordance with policies SP1 and EN8 of the Manchester Core Strategy, policy JP-S2 of Places for Everyone, and Section 14 of the National Planning Policy Framework.

- 20) 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:
- i. 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.
 - ii. 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.
 - iii. 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.
 - iv. Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
 - v. 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.
 - vi. 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.

vii. 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).

viii. Construction details of flow control and SuDS components.

ix. 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 ensure that the development is appropriately drained, to reduce the risk of surface water flooding, and to prevent an increase in flood risk elsewhere, in accordance with policies EN8 and EN14 of the Manchester Core Strategy, policy JP-S4 of Places for Everyone, and the National Planning Policy Framework.

21) Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition 22, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

i. Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 22.

ii. Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

iii. 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 ensure the long-term operation and maintenance of the sustainable drainage system for the lifetime of the development, in accordance with policies EN8 and EN14 of the Manchester Core Strategy, policy JP-S4 of Places for Everyone, and the National Planning Policy Framework.

- 22) a. Prior to commencement of the development hereby approved, 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 Local Planning Authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).
- i. 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 Local Planning Authority.
- ii. 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 Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.
- b. Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.
- c. In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason -To ensure that any risks from land contamination are properly identified and remediated so that the site is suitable for its intended use, in the interests of public health and environmental protection, in accordance with policies DM1 and EN18 of the Manchester Core Strategy, policy JP-S5 of Places for Everyone, and the National Planning Policy Framework..

Airport – Crane and tall equipment

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

Airport – Birds and construction

Due to the site's proximity to flight paths associated with Manchester Airport, care should be taken during construction to avoid creating conditions that could attract birds, including the temporary formation of open water or the accumulation of food waste. This is in the interests of aviation safety.

Airport – Construction dust and smoke

The applicant is advised to take appropriate measures during construction to prevent excessive dust or smoke emissions, which could present a visual hazard to aircraft operations.

Airport - External lighting

Any external lighting associated with the development should be designed and installed to avoid glare or light spill that could interfere with aircraft operations. Lighting should be directed downward, with no upward light emission, in the interests of aviation safety.

Highways - Off-site work

The applicant is advised that off-site highway works will require approval through a Section 278 agreement with the highway authority. Technical approval timescales can be significant and works must not commence until all necessary approvals and permits are in place. The process for permission to work on the highway can be found using the following link:
https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

United Utilities

The applicant is advised that it is their responsibility to investigate the presence of any existing water or wastewater infrastructure on or adjacent to the site and to ensure that the proposed development layout avoids or appropriately addresses any such assets. Reliance should not be placed solely on asset plans.

BNG Statutory Condition

The applicant is advised that the development is subject to the statutory Biodiversity Net Gain requirements under Schedule 7A of the Town and Country Planning Act 1990 (as amended).

A Biodiversity Gain Plan must be submitted to and approved by the Local Planning Authority before commencement of development, in accordance with the statutory framework and associated regulations.

The use of the nationally published Biodiversity Gain Plan template is strongly encouraged. Fees may apply to the discharge of this requirement.

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: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 02 June 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 or 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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.