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

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

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

Site Location

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

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

Number: 30

Suffix:

Property Name:

Address Line 1: Alford Avenue

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 1AQ

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

Easting (x): 384199

Northing (y): 393656

Description:

Erection of a detached domestic garden outbuilding/duck house with central storage/work room, low-level levelling platform below 300mm, shallow mono-pitch/fall roof, external lighting, ventilation, rainwater collection and associated works.

The enclosed outbuilding body measures approximately 7.2m wide x 3m deep x approximately 2.4m high from platform level. The roof is contained broadly within the 7.2m x 3m footprint of the outbuilding, with only minor fascia/drip-edge detailing where required, and will drain to guttering and a water butt within the application site.

The proposal remains ancillary to the residential garden use and is intended to provide secure domestic duck housing, storage and wellbeing support.

Applicant Details

Name/Company

Title

Mrs

First name

Susannah

Surname

Murphy

Company Name

Address

Address line 1

30 Alford Avenue

Address line 2

Withington

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M20 1AQ

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Site Area

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

145.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

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

Description

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

Erection of a detached domestic garden outbuilding/duck house with central garden storage, cleaning and sheltered animal-care/seating area, together with an L-shaped low-level levelling platform comprising a 3.0m × 5.4m section and a 5.2m × 1.2m return, with a maximum height of 180mm above existing ground reducing to 0mm at the duck-house end, shallow mono-pitch roof, external lighting, ventilation, rainwater collection and associated works. The proposal remains ancillary to residential garden use.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The application site currently forms part of the private residential garden/amenity area serving 30 Alford Avenue, associated with the first-floor maisonette. It is used for ordinary domestic garden purposes, including garden enjoyment, seating/garden activity, storage, and the keeping of domestic ducks/poultry for personal enjoyment, wellbeing and mental-health support.

The ducks are currently kept in temporary/movable domestic arrangements pending provision of secure, purpose-built accommodation. The site is not currently used as a separate commercial premises, shop, farm, public-facing business or visitor attraction. There is no commercial signage, no regular customer footfall, and the primary use of the property and garden remains residential.

Is the site currently vacant?

◯ Yes
⊘ No

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

Land which is known to be contaminated

◯ Yes
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

Materials

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

⊘ Yes
◯ No

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

Type:
Other

Other (please specify):
Garden surface

Existing materials and finishes:
Grass/soil/waterlogged garden ground

Proposed materials and finishes:
Low-level timber platform below 300mm, finished/sealed for safe access

Type:
Other

Other (please specify):
Main frame

Existing materials and finishes:
No permanent structure

Proposed materials and finishes:
Treated timber structural frame

Type:
Walls

Existing materials and finishes:
Temporary timber/mesh duck housing only

Proposed materials and finishes:
Galvanised corrugated metal cladding, silver/grey metallic finish

Type:
Other

Other (please specify):
Trims/corners/fascia

Existing materials and finishes:
N/A

Proposed materials and finishes:
Black external trims, fascia, corner pieces and edge details

Type:
Roof

Existing materials and finishes:
N/A

Proposed materials and finishes:
Black EPDM/rubber roof membrane or equivalent waterproof roof covering

Type:
Other

Other (please specify):
Platform support frame/posts

Existing materials and finishes:
N/A

Proposed materials and finishes:

Treated timber platform supports/frame, finished with exterior-grade timber preserver/sealant. Platform height to remain below 300mm above the lowest adjacent ground level.

Type:
Other

Other (please specify):
Pen fronts

Existing materials and finishes:
Temporary mesh arrangements

Proposed materials and finishes:
Galvanised welded mesh in black/dark framed doors, with solid lower kickboards

Type:
Doors

Existing materials and finishes:
N/A

Proposed materials and finishes:
Black outward-opening timber or metal-framed doors

Type:
Lighting

Existing materials and finishes:
None / domestic garden lighting only hanging festoon lights around the edge of garden operating from sunset to 11pm.

Proposed materials and finishes:
Warm white low-level downward-facing LED lighting, motion/timer controlled

Type:
Other

Other (please specify):
Rainwater goods

Existing materials and finishes:
N/A

Proposed materials and finishes:
Black guttering and downpipe where required directed to a 110-litre water butt for garden use and non-potable duck/garden management use where appropriate.

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

- [x] Yes
- [ ] No

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

Yes. Additional information is provided on the submitted plans, drawings and supporting statements.

The application is supported by scaled proposed plans/elevations, existing and proposed site plans, a planning/design/access/management statement, a disabled-person health/wellbeing statement, lighting details, ventilation/odour details, waste/cleaning/pest management information, Building Control correspondence, and supporting evidence regarding responsible duck keeping.

Pedestrian and Vehicle Access, Roads and Rights of Way

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

Vehicle Parking

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

⊘ Yes
◯ No

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

Vehicle Type:
Cars

Existing number of spaces:
2

Total proposed (including spaces retained):
2

Difference in spaces:
0

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

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

◯ Yes
⊘ No

Assessment of Flood Risk

Assessment of Flood Risk

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

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

- [x] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

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

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

a) Protected and priority species

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

Supporting information requirements

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

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

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

Biodiversity net gain

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

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

◯ Yes
⊘ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:
Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:
Grass/soil habitat affected is approximately 20.16m², which is below 25m². No trees are proposed to be removed. No hedges are proposed to be removed. No linear habitat is affected. No priority habitat is known to be present. Part of the proposal sits over existing slabs and/or former shed base. Additional raised flower beds, pollinator planting, retained trees, bird boxes, hedgehog habitat/highway features, insect/bee habitat and rainwater collection are proposed as biodiversity enhancements.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

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

Other

N/A – no foul sewage is produced

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

Waste Storage and Collection

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

⊘ Yes
◯ No

If Yes, please provide details:

The proposed outbuilding includes a central storage/work room where sealed containers/bins will be kept for feed, bedding and waste-management equipment. Duck bedding/waste will be removed during regular cleaning and stored securely before being composted and/or disposed of through appropriate garden-waste or domestic waste routes where permitted. Waste will not be left loose in the garden.

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

- [x] Yes
- [ ] No

If Yes, please provide details:

Recyclable waste, including packaging, feed bags and general recyclable domestic materials, will be stored separately and disposed of through the existing household recycling arrangements where accepted. Non-recyclable waste and animal bedding/waste will be managed separately through composting, garden-waste disposal or appropriate domestic waste disposal routes where permitted.

Trade Effluent

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

- [ ] Yes
- [x] No

Residential/Dwelling Units

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

- [ ] Yes
- [x] No

All Types of Development: Non-Residential Floorspace

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

- [x] Yes
- [ ] No

Please add details of the Use Classes and floorspace.

Use Class:
Other (Please specify)

Other (Please specify):
domestic garden outbuilding / duck house and storage associated with the existing residential use

Existing gross internal floorspace (square metres) (a):
0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
21.6

Net additional gross internal floorspace following development (square metres) (d = c - a):
21.6

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	21.6	21.6

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

◯ Yes
⊘ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

◯ Yes
⊘ No

Employment

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

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

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

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

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

◯ Yes
⊘ No

Site Visit

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

◯ Yes
⊘ No

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

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

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

⊘ Yes
◯ No

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

Officer name:

Title

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

First Name

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

Surname

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

Reference

Duck House at 30 Alford Avenue

Date (must be pre-application submission)

05/05/2026

Details of the pre-application advice received

Pre-application advice was sought by email from Manchester City Council Planning and Building Control in May 2026.

Building Control responded on 5 May 2026 and advised that, based on the information provided, the proposed duck house/outbuilding and low-level platform would be exempt from the need to submit a Building Regulations application. The advice was given on the basis that the outbuilding would be detached, single-storey, under 30m², contain no sleeping accommodation, be more than 1m from boundaries, and that the platform would be under 300mm and used as a levelling platform rather than a raised terrace.

Planning responded by email from Holly Wright, Planning Officer, on 7 May 2026. The advice was that, based on the information provided, the proposal would require an application for full planning permission because the property is a maisonette and therefore does not benefit from permitted development rights relating to the erection of buildings incidental to the enjoyment of a dwellinghouse.

Holly Wright also advised that the planning application should include: a completed application form, proposed materials, the correct ownership certificate, a location plan with the application site edged red and showing at least two surrounding street names, proposed plans and elevations of the outbuilding drawn to scale, and existing and proposed site plans drawn to scale. She also advised that, as the property lies within Flood Zone 2, a Flood Risk Assessment may be required. She further noted that it may be helpful to include a brief planning statement outlining the intended use of the development, including how it supports health and wellbeing.

The application has therefore been prepared as a full planning application, with supporting plans, elevations, site plans, a planning/design/management statement, health and wellbeing context, flood-risk information, materials details, and supporting evidence.

Authority Employee/Member

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

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

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

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

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

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

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

◯ Yes
⊘ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

◯ Yes
⊘ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of any individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of 1 of those owners.

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- [x] **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- [ ] **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

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

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Southern Gate

Number:
729

Suffix:

Address line 1:
Princess Road

Address Line 2:
Didsbury

Town/City:
Manchester

Postcode:
M20 2LT

Date notice served (DD/MM/YYYY):
09/05/2026

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mrs

First Name

Susannah

Surname

Murphy

Declaration Date

09/05/2026

- [x] Declaration made

Declaration

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

☑ I / We agree to the outlined declaration

Signed

Chris Hurst

Date

21/06/2026

Amendments Summary

email from Information, Delivery & Support Team,
Planning, Building Control & Licensing,

requesting a new application for the following;

1. Thank you for confirming that platform is proposed, we would need a replacement application form with this included in the description of development

the description has been amended as.requested