MANCHESTER CITY COUNCIL

Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Prior approval Part 1 Class A.1(ea): Larger home extension

Part 1 – Particulars of the application

Proposal:

Prior Notification of Proposed Larger Home Extension projecting 4m to the rear with a maximum height of 3.5m and a height at eaves of 2.3m.

Location:

52 Peveril Crescent Manchester M21 9WS

Application reference:

NOT-2026-000307

Applicant:

Mr Patrick Devine

Date of application:

12 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that prior approval is not required for the details of the application referred to in Part 1 for the following reason(s):

1) Manchester City Council confirms that no objections have been received and therefore prior approval is not required.

   The development can go ahead subject to being carried out in accordance with the submitted details and being in line with the standard conditions set out in Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives

Flood Risk - Informative

MCC records highlight that the underground culvert (Longford Brook/Nico Ditch) is located beneath th property, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applic informs the onsite contractor to remain observant and to take the appropriate safety precautions durin excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:
https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Date: 01 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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