MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Erection of single-storey outbuilding for habitable use following demolition of existing outbuilding.

Location:

31 Cedric Road Manchester M8 4JE

Application reference:

PLA-2026-000395

Applicant:

Mr Abdul Wahid

Date of application:

18 May 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. Following discussions with the appointed agent satisfactorily amended drawings were submitted improving the relationship of the development to neighbouring boundaries. The amened details are acceptable, and the planning application has been determined within a timely manner.

Condition(s) attached to this decision

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority received on 13 July 2026:

   Site setting out plan Ref: A101 - P-Site Plan - P3

Proposed floor plans Ref: A103 - Proposed Floor Plans - P3

Proposed elevations Ref: A 104 – Proposed Elevations -P3.

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 for the City of Manchester.

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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) The authorised outbuilding, as shown on approved drawings referenced: Site setting out plan Ref: A101 - P-Site Plan - P3, Proposed floor plans Ref: A103 - Proposed Floor Plans - P3 and Proposed elevations Ref: A 104 – Proposed Elevations -P3 shall only be used as ancillary accommodation for use in conjunction with the occupation of 31 Cedric Road, M8 4JE as a dwellinghouse (Class C3) and shall not be used at any time as a separate or independent dwellinghouse.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, policy JP-P6 of Places for Everyone Joint Development Plan Document and the guidance contained within the National Planning Policy Framework.

5) The authorised outbuilding approved shall be used only be used in conjunction with 31 Cedric Road, M8 4JE as a private dwelling (which shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1

and H11 of the Core Strategy for Manchester, policy JP-P6 of Places for Everyone Joint Development Plan Document and the guidance contained within the National Planning Policy Framework.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the development hereby approved other than those shown on the approved drawings referenced: Proposed floor plans Ref: A103 - Proposed Floor Plans – P3 and Proposed elevations Ref: A 104 – Proposed Elevations – P3.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone Joint Development Plan Document.

7) Before the occupation of the development details of the appearance of new fencing and gate as shown on drawings Ref: Site setting out plan Ref: A101 - P-Site Plan - P3 shall be submitted to and approved in writing by the City Council as local planning

authority. The approved details shall be implemented before the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to reduce the risk of crime pursuant to policies DP1 and DDM2 of the Core Strategy for the City of Manchester.

8) Before the occupation of the development, a drawing shall be submitted to the City Council as local planning authority detailing the provision of a level threshold the external door to the southern elevation of the authorised outbuilding. The approved details shall be implemented before the occupation of the development and maintained in situ thereafter.

Reason – In the interests of residential amenity and to secure inclusive access pursuant the

SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

9) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, details the appearance and specification of permeable hard surfacing to the driveway accessed and egressed via Huntley Road. The approved details shall be implemented in accordance with the approved scheme and in conjunction with the detail of drawing

referenced Site setting out plan Ref: A101 - P-Site Plan - P3.The implemented scheme shall be maintained in situ thereafter.

Reason – In the interest of residential amenity and to secure appropriate site drainage pursuant to policies SP1. DM1and EN14 of the Core Strategy for the City of Manchester, policies JP- P6, JP-S1 and JP-S4 of Sustainable Development Joint Development Plan Document - Places for Everyone and the National Planning Policy Framework.

Informatives

Guidance

Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_gui

Scaffold

The applicant should discuss and agree any requirements for licensing, hoarding / scaffolding, and sk
MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

Traffic management

The applicant should discuss and agree any requirements for temporary pedestrian and traffic manag
with MCC's Event and Traffic Management Team via email to:
highwaynetworkmanagement@manchester.gov.uk

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Dwellings (Use Class C3)

This decision relates to the extension or improvement of an existing dwellinghouse, falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and does not infer or imply approval for the use of the property for any other purpose.

Manchester City Council has made an Article 4 Direction to remove permitted development rights that allow for a change of use from Class C3 - *Dwellinghouses* to Class C4 - *House in Multiple Occupation*. This means that from 8 October 2011, planning permission is required for a change of use from a Dwellinghouse to a House in Multiple Occupation. Further information regarding the Article 4 direction can be found on Manchester City Council's website:

www.manchester.gov.uk/planning-and-regeneration/guide-to-development/article-4-directions

If you intend to use the property to which this decision relates for any purpose other than a dwellinghouse, you should first contact Manchester City Council's Planning Service. Failure to obtain any necessary planning permission prior to carrying out a material change of use or physical development could result in enforcement action being taken, which can have serious implications.

Mining

Please see information relating to mining in Appendix A.

Date: 13 July 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 12 weeks 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-householder-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.

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

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

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

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

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.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026