G | T | P
Garner Town Planning

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Janet Lawless
Planning Department
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Your Ref: PP-15136247

Our Ref: 1120/PG

6 August 2026

Dear Janet,

262 RYEBANK ROAD, MANCHESTER, M21 9LJ

I write with regard to the full planning application at the above property.

The application is submitted subsequent to the previous approval 140430/FO/2024 which was issued by the Council on 12 November 2024 for the erection of a pair of semi-detached houses, with the conditions of that consent then formally discharged under CDN/25/0218 on 23 May 2025.

The current application is submitted to include a change to the approved scheme via the removal of the previous side facing windows in the rear projection.

In addition, the scheme as proposed is no longer subject to the Biodiversity Net Gain regulations which were revised on 6 August 2026 to exclude sites of not more than 0.2 hectares, with the site area for the application at 262 Ryebank Road being 996 sqm.

The application package also includes the details of the conditions which were previously approved to enable the new consent to be issued without any pre-commencement conditions being required.

It is trusted that the Council will grant permission accordingly, but if any further information is required, please do not hesitate to contact me.

Yours faithfully,

P. Garner

Philip Garner
DipPS MSc MRTPI
Director