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 first-floor extension to create an apartment and associated bin stores.

Location:

1089 Stockport Road, Manchester, M19 2RE

Application reference:

PLA-2026-000053

Applicant:

Mr Abdul Basit

Date of application:

20 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

In this case, 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. This involved negotiation and amendments to the design of the proposed extension. A supplementary flood risk assessment has also been provided and assessed. The development is acceptable its implementation in accordance with the approved drawings, submitted details and related conditions.

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 on 16 July 2026 and 29 July August 2026:

   Proposed site plan and 3-D elevation Ref: A1589(02)AP001 Rev P4 received on 16 July 2026

   Proposed layout Ref: A1589(02)AP002 Rev P5 received on 29 July 2026

Proposed elevation Ref: A1589(02)AP003 Rev P4 received on 29 July 2026

Proposed elevation north & south Ref: A1589(02)AP004 Rev P4 received on 16 July 2026

Proposed section Ref: A1589(02)AP005 RevP4 received on 16 July 2026.

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 development hereby approved relates to the use of 1089 Stockport Road as three offices (Class E) and one self-contained, one bedroom, two person apartment (Class C3) as detailed on the approved drawings.

Reason – In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) a) Before the occupation of the apartment hereby approved, a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the City Council as local planning authority.

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):

- 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)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme and to an agreed timescale.

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 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 secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan and policy JP-P6 of the Sustainable Joint Development Plan Document - Places for Everyone.

6) The development shall be implemented in accordance with the flood risk assessment received by the City Council on 31 July 2026 and referenced: Flood Risk Assessment 1089 Stockport Road Manchester M19 2RE Project Ref: QFRA 2970 Version 1.0 dated 30 July 2026 (including appendices A to F inclusive).

Reason – In the interests of residential amenity and to manage the risk of flooding and pollution, pursuant to policies SP1, DM1, EN8 and EN14 of the Core Strategy for the City of Manchester, policies JP-P6 and JP-S4 of the Sustainable Development Joint Development Plan Document - Places for Everyone and the guidance within the National Planning Policy Framework.

7) The lower section of the window to the first floor of the rear (eastern) 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.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

8) Before the occupation of the development, the arrangement for the storage of waste and recycling bins as detailed on drawings referenced: Proposed layout Ref: A1589(02)AP002 Rev P5 shall be installed and maintained in situ thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Joint Development Plan Document - Places for Everyone.

Informatives

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

Guidance

Guidance for developers can accessed via the following link:

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

EA guidance

Environment Agency guidance - Planning practice guidance (PPG) states that, in determining whethe development is safe, the ability of residents and users to safely access and exit a building during a de flood and to evacuate before an extreme flood needs to be considered. One of the key considerations ensure that any new development is safe is whether adequate flood warnings would be available to pe using the development. In all circumstances where warning and emergency response is fundamental managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implica new development in making their decisions. As such, we recommend you refer to 'Flood risk emergen plans for new development' and undertake appropriate consultation with your emergency planners an emergency services to determine whether the proposals are safe in accordance with paragraph 181 (i footnote 63) of the NPPF and the guiding principles of the PPG.

EA Flood warning

Environment Agency Flood Warning and Met Office severe weather warnings: It is recommended that residents/building operators sign up for the Environment Agency Flood Warning service and Met Offic severe weather warnings email alert service.

Culvert

Culvert - Council records highlight that the Black Brook Bridge Culvert is located within close proximity site (approximately 5 m to the southwest of the site), while our records are frequently updated to ensu highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. There we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are fo beneath the site, then further investigation works should take place to identify the asset and MCC Lea Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse w require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land dra consent (if required) via the following link:
https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_

Tank flotation

Tank flotation - The ground investigation indicates a potential high-water table. If groundwater is enco during the attenuation tank installation, appropriate design measures should be considered for flotatio forces. Any change within the surface water drainage strategy will be subject to further scrutiny. The developer should also note, any temporary works for dewatering operations (if required) should be in with the relevant Risk Management Authority (RMA) before proceeding.

Surface water drainage

Existing Surface Water Drainage System - If the applicant proposes to utilise the existing surface wate drainage system, it is recommended that a full survey of the existing drainage infrastructure is underta Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the develop

PFS

Property Flood Resilience - The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above fluvial flood level. It is the developer's responsibility to ensure that the design, construction, and ongoi maintenance of all proposed drainage infrastructure fully comply with the requirements of the Construc (Design and Management) Regulations 2015 (as amended).

Basement

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

SBD

Crime reduction and security - It is recommended that new locks, fixtures, fitting, doors, windows, fram glazing accord with Secured by Design standards.

Date: 20 August 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 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.