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:

Variation of Condition 2 (specified plans) attached to planning permission 145273/FH/2026 to allow for external rear steps to be changed to a terrace patio

Location:

2 Burlington Road Manchester M20 4PY

Application reference:

PLA-2026-000890

Applicant:

James Kerr

Date of application:

02 July 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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 planning permission 145273/FH/2026 that date being the 27 April 2026.

   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

documents and drawings:

‘PROPOSED SITE PLAN’, numbered ’26-0003-20-001 PL02’, received by the City Council as

Local Planning Authority on the 7 August 2026.

‘PROPOSED FLOOR PLANS 1 OF 2’, numbered ’26-0003-20-002 PL03’, received by the City Council as Local Planning Authority on 2 July 2026.

‘PROPOSED FLOOR PLANS 2 OF 2’, numbered ’26-0003-20-003 PL03’, received by the City

Council as Local Planning Authority on 2 July 2026.

‘PROPOSED ELEVATIONS SHEET 01’, numbered ’26-0003-20-101 PL03’, received by the

City Council as Local Planning Authority on the 2 July 2026.

‘PROPOSED SECTION AND ELEVATION SHEET 02’, numbered ’26-0003-20-201 PL02’,

received by the City Council as Local Planning Authority on the 5 March 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans,

pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and

policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be as

follows:

Rear extension:

Walls: Feature soldier brickwork similar in appearance to the existing building in terms of type,

size, colour and texture.

Roof: Dark-grey flat roof membrane with dark-grey metal coping.

Windows/doors: Dark-grey aluminium-framed.

Features: Dark-grey metal recess feature.

Lightwells:

Borders: Red brick with sandstone coping and black metal railings.

Windows/doors: Grey-painted frames.

Features: Grey rendered plinth similar in appearance to the existing building in terms of type,

size, colour and texture.

Garage alterations:

Parapet wall: Brickwork similar in appearance to the existing building in terms of type, size,

colour and texture.

Roof: Grey slate roof tiles to hipped roof form to front, dark-grey flat roof membrane with dark-

grey metal coping to rear.

Windows/doors: Dark-grey aluminium-framed.

Elevational alterations:

Infilled openings: Brickwork similar in appearance to the existing building in terms of type, size,

colour and texture.

Windows/doors: Dark-grey aluminium-framed.

Raised patio terrace:

Brickwork similar in appearance to the existing building in terms of type, size,

colour and texture.

Glass balustrade.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in

accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements

of the National Planning Policy Framework.

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

Property Flood Resilience measures

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 the fluvial flood level.

Culvert

MCC records highlight that the underground Ley Brook is located within close proximity to the site (approximately 82 m to the northeast of the site), while our records are frequently updated to ensure th 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 Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary waterco 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_

Date: 21 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.