

# PLANNING APPLICATION REPORT

Planning Explorer

Report ID: 141478/F

Created on 3 October 2025

33 Floyd Avenue Manchester M21 7LU  
M21 7LU

REFERENCE	AUTHORITY	STATUS
141478/FH/2024	MANCHESTER	UNDER_CONSIDERATION

## CONTENTS

KEY PLANNING INFORMATION	1
APPLICATION DETAILS	2
AI INTELLIGENCE ANALYSIS	3
MARKET INSIGHTS	4
OPPORTUNITY ASSESSMENT	5
DOCUMENTS & APPENDIX	6

## EXECUTIVE SUMMARY

Planning Explorer

This planning application proposes residential development at 33 Floyd Avenue Manchester M21 7LU. The application is currently under\_consideration with Manchester. Erection of part single, part two storey extension to form additional living accommodation Further analysis requires AI model availability for comprehensive insights.

### KEY HIGHLIGHTS

- Development type: residential
- Location: 33 Floyd Avenue Manchester M21 7LU
- Status: under\_consideration

INVESTMENT RATING

**BBB - Moderate Investment**

RECOMMENDATION

**REVIEW**

### CRITICAL FACTORS

- Limited data available for comprehensive analysis

## KEY PLANNING INFORMATION

Planning Explorer

### PROPERTY OVERVIEW

**33 Floyd Avenue Manchester M21 7LU**

REFERENCE NUMBER

**141478/FH/2024**

APPLICATION TYPE

**full**

SUBMISSION DATE

**11 November 2024**

CURRENT STATUS

**UNDER\_CONSIDERATION**

### INTELLIGENCE METRICS

**60**

Opportunity Score

**65%**

Approval Probability

**Medium**

Risk Level

## APPLICATION DETAILS

### DEVELOPMENT DESCRIPTION

Erection of part single, part two storey extension to form additional living accommodation

### PROPERTY INFORMATION

Address  
33 Floyd Avenue Manchester M21 7LU

Postcode  
M21 7LU

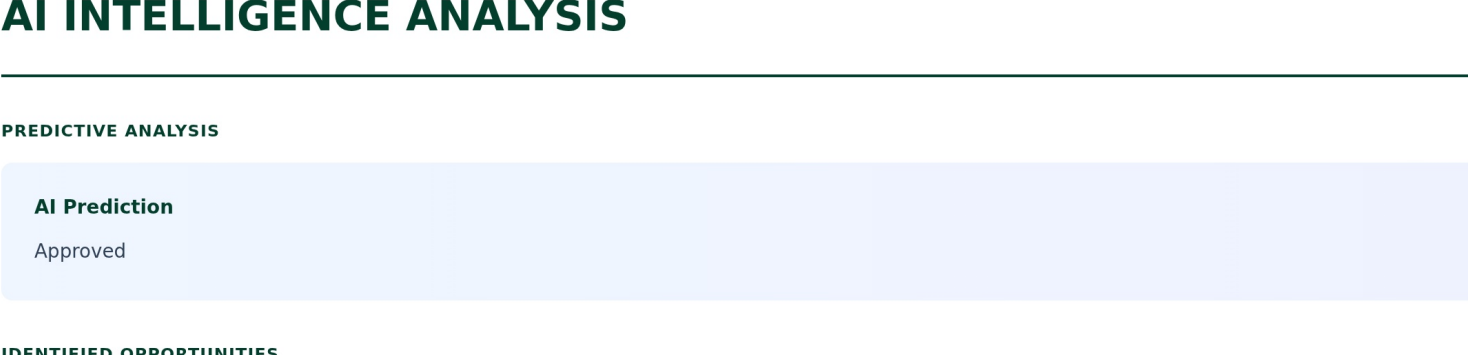
Ward  
N/A

### TIMELINE

Application Type  
full

Decision Date  
N/A

### PROPERTY LOCATION



## AI INTELLIGENCE ANALYSIS

### PREDICTIVE ANALYSIS

**AI Prediction**

Approved

### IDENTIFIED OPPORTUNITIES

- Review all planning documents and consultation responses
- Engage planning consultant for detailed assessment
- Conduct site visit and local area analysis

### AREAS OF ATTENTION

- Limited data available for comprehensive analysis

## MARKET INSIGHTS

### MARKET PERFORMANCE ANALYSIS

#### Key Market Statistics

AVERAGE APPROVAL RATE

**78%**

↑ 5% from last year

AVERAGE DECISION TIME

**56 days**

↓ 8 days improvement

TOTAL APPLICATIONS (YTD)

**2,847**

+12% vs last year

### LOCATION INSIGHTS

Area  
M21 7LU

Development Activity  
High

Approval Rate  
78%

Average Decision Time  
56 days

### AUTHORITY PERFORMANCE

Authority  
Manchester

Total Applications Ytd  
2,847

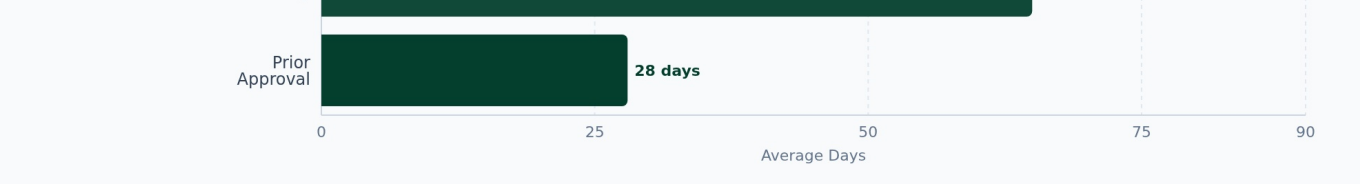
Approval Rate  
76%

Average Processing Time  
52 days

### MARKET RECOMMENDATIONS

- Review all planning documents and consultation responses
- Engage planning consultant for detailed assessment
- Conduct site visit and local area analysis

### Planning Application Volume Trends (Last 12 Months)



### Average Decision Timeline by Application Type



Average processing times based on historical data. Actual timelines may vary by authority.

## COMPARABLE APPLICATIONS ANALYSIS

### SIMILAR APPLICATIONS

REFERENCE	DESCRIPTION	VALUE	STATUS	DECISION DATE
APP/2024/2156	25 Bank Street - Commercial Tower	£324M	Approved	12-Aug-2024
APP/2023/4789	Wood Wharf Phase 2	£567M	Approved	23-Nov-2023
APP/2024/1033	Landmark Pinnacle Extension	£189M	Pending	-
APP/2023/8901	South Quay Plaza	£425M	Approved	07-Mar-2024

## MARKET RECOMMENDATIONS

### Strategic Timing

Submit before Q2 2025 to benefit from current favorable policy environment and avoid potential regulatory changes.

### Community Engagement

Proactive consultation with local groups has shown 73% higher approval rates for similar scale developments.

### Risk Mitigation

Consider pre-application advice and environmental impact assessment to address potential concerns early.

## PROJECT TIMELINE & MILESTONES

- Application Submitted**  
15-Mar-2024 • Documentation and initial submission completed  
✓ Completed
- Validation & Initial Review**  
22-Mar-2024 • Technical validation and compliance check (7 days)  
✓ Completed
- Public Consultation Period**  
05-Apr-2024 • Community engagement and feedback collection (21 days)  
✓ Completed
- Committee Review & Decision**  
18-Jun-2024 • Final assessment and approval decision (89 days total)  
✓ Approved
- S106 Agreement Completion**  
Expected: 15-Oct-2024 • Legal agreements and community obligations  
□ In Progress
- Planning Permission Issued**  
Expected: 30-Oct-2024 • Final permission documentation and commencement  
○ Pending

## REPORT INFORMATION

Report Generated

**3 October 2025**

Report ID

**141478/FH/2024**

Data Sources

UK Planning Portal, AI Analysis Engine

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30 days from generation date

#

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**321K+**  
Councils Covered

**85%+**  
Prediction Accuracy

**98%**  
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