

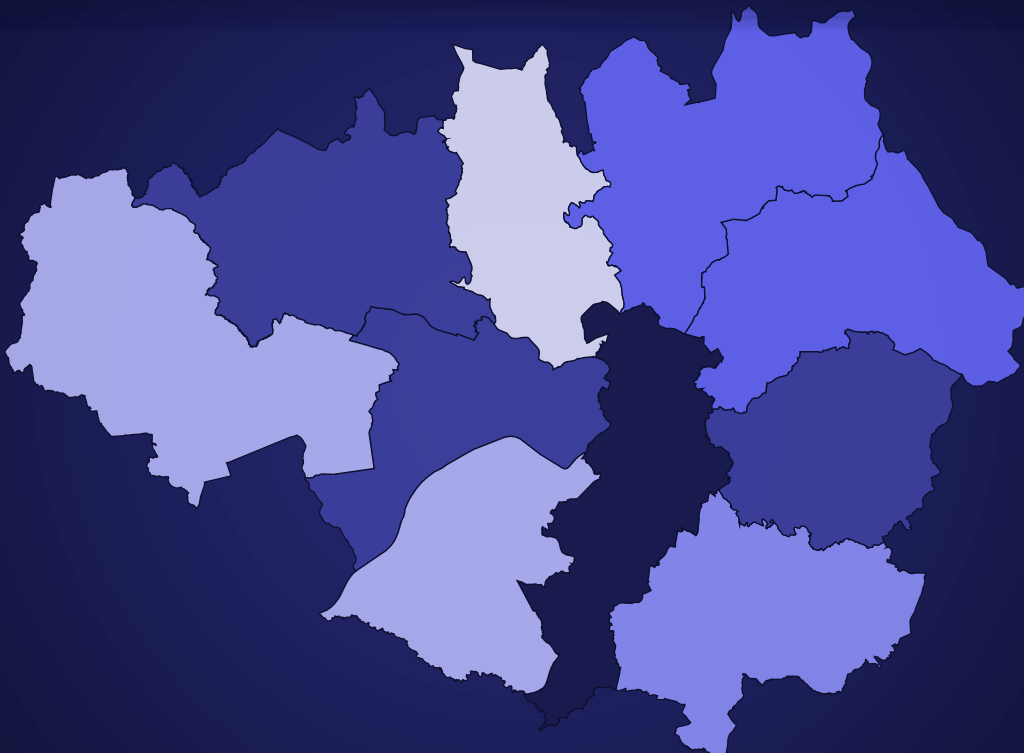
Manchester construction.

What the city consents.

New-build consents, approval rates and scheme sizes across the 10 local authorities of Greater Manchester — built from planning records, reported on a trailing twelve-month basis.

12 months to 2026-04 • 21,007 units applied for • 10 local authorities

Data as at 2026-08-11



Greater Manchester consents, *climbing sharply.*

All figures are trailing 12-month values. Cut-off dates differ by dataset.

UNITS GRANTED

1,330

+38.7% YoY

314 observations

SCHEMES GRANTED

34

-12.8% YoY

340 observations

UNITS PER SCHEME

40

+49.6% YoY

313 observations

APPROVAL RATE

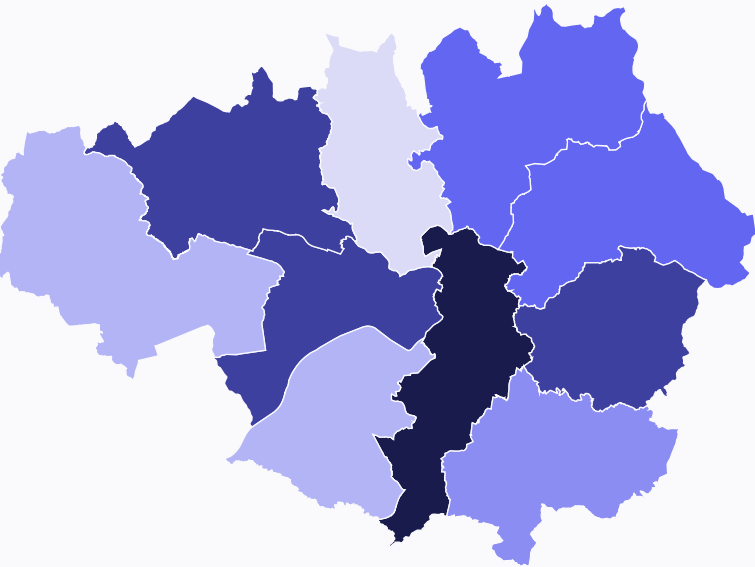
78%

+2.3% YoY

456 observations

Units granted by local authority

12 months to 2026-04



Highest and lowest

LOCAL AUTHORITY	UNITS	YOY
Manchester	9,129	+45.5%
Tameside	2,492	+376.5%
Salford	2,434	-28.8%
Bolton	1,746	+329.0%
Oldham	1,355	+81.1%
Rochdale	1,304	+67.6%
Stockport	1,070	+12.4%
Wigan	859	-71.3%
Trafford	815	+31.9%
Bury	501	+7.3%

Under 700 700 - 900 900 - 1,300 1,300 - 1,700 1,700 - 2,500 2,500 and above Insufficient data

What the data shows

Units granted rose in eight of the ten local authorities, so the move runs wider than a few outliers. Tameside moved furthest, from 523 units a year earlier to 2,492 — a single large scheme can shift a local authority. Wigan and Salford are the two that fell, Wigan from 2,996 units a year earlier. Schemes granted fell over the same window while units per scheme rose close to 50%, so the growth sits in scheme size rather than in the number of schemes coming through.

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Units by development type, and approval rates by area.

03 Pipeline

Units applied for over time, and where consent is easiest to win.

+ Also held

EPC, title and ownership, land transactions, demographics and market data.

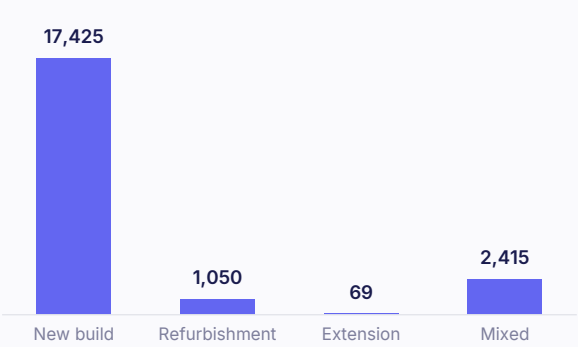
Analysis covers 10 local authorities and 21,007 new-build units applied for over the 12-month window, from 456 underlying records.

What is *being built.*

The same 12-month window, split by development type and by approval rate.

Units granted by development type

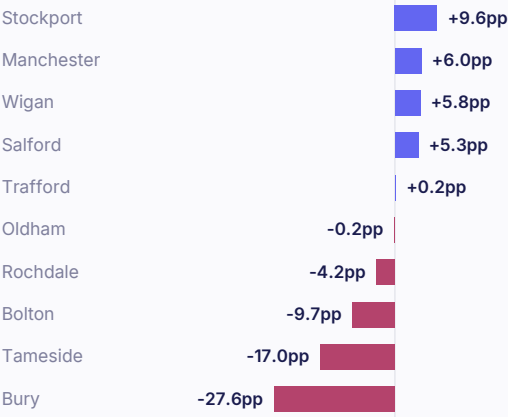
Greater Manchester total, 12 months to 2026-04



New build accounts for 1560% more units than refurbishment.

Approval rate against the average

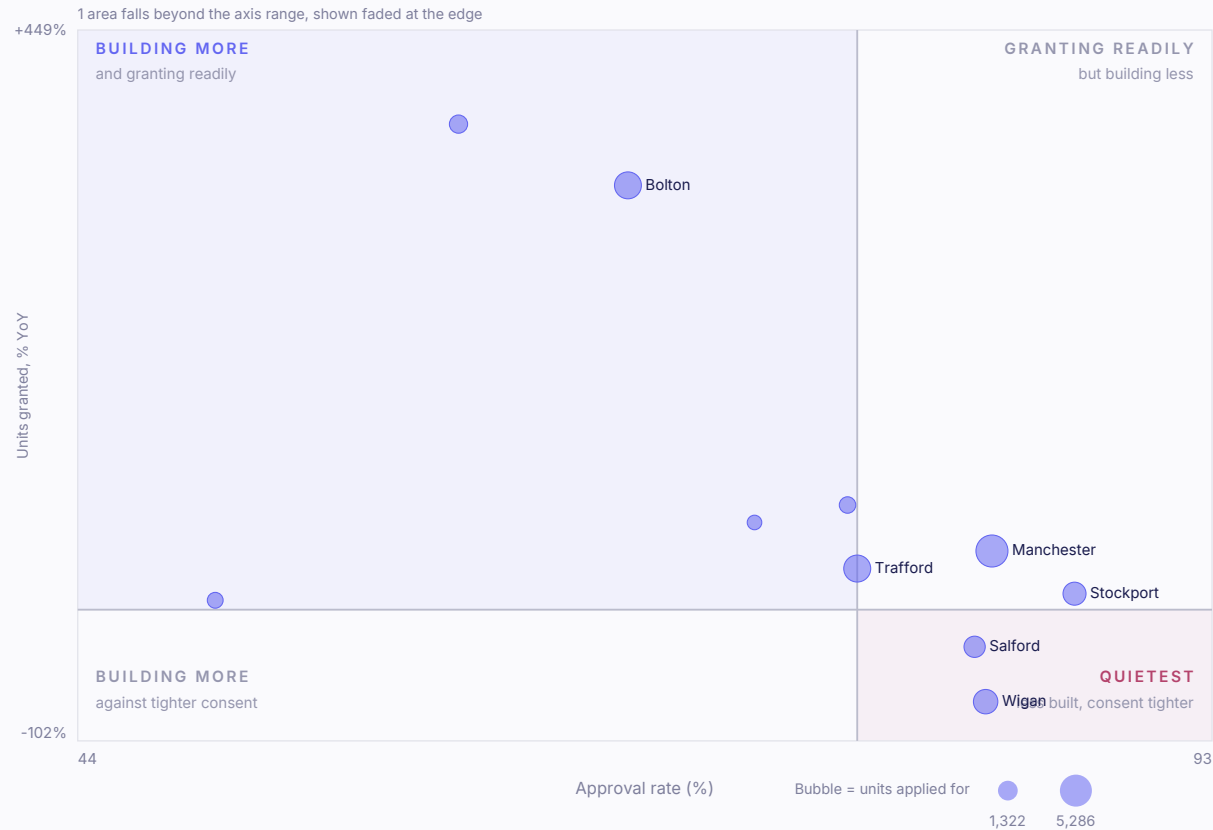
Percentage points above or below the median area
Median local authority is 78%.



10 of 10 local authorities had enough decided applications to report.

Scale against success

Each local authority placed by how many units it granted and what share of applications succeeded. Bubble size is units granted.



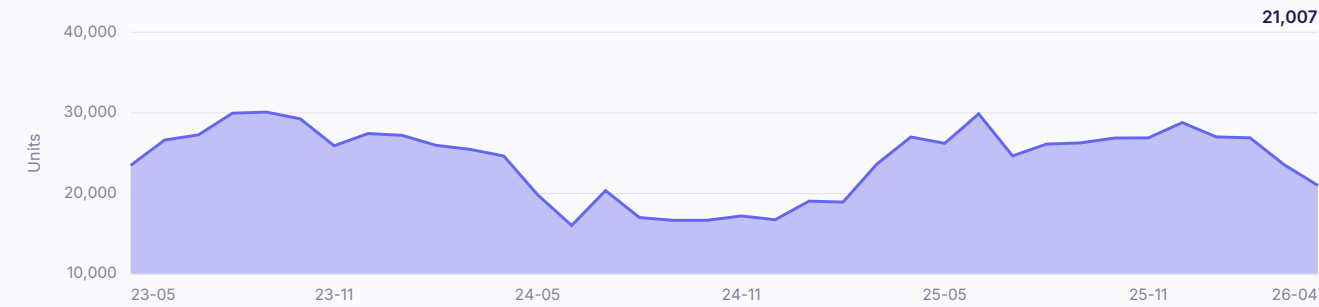
New build accounts for the bulk of units granted, while refurbishment carries almost as many records — 217 against 258 — for a small fraction of the volume. Extension rests on 11 records, too thin to read anything into.

Where consent comes easiest.

New-build units applied for on a 12-month rolling basis, and how often applications succeed.

Units applied for over time

Greater Manchester total, new-build units in applications submitted in the preceding 12 months

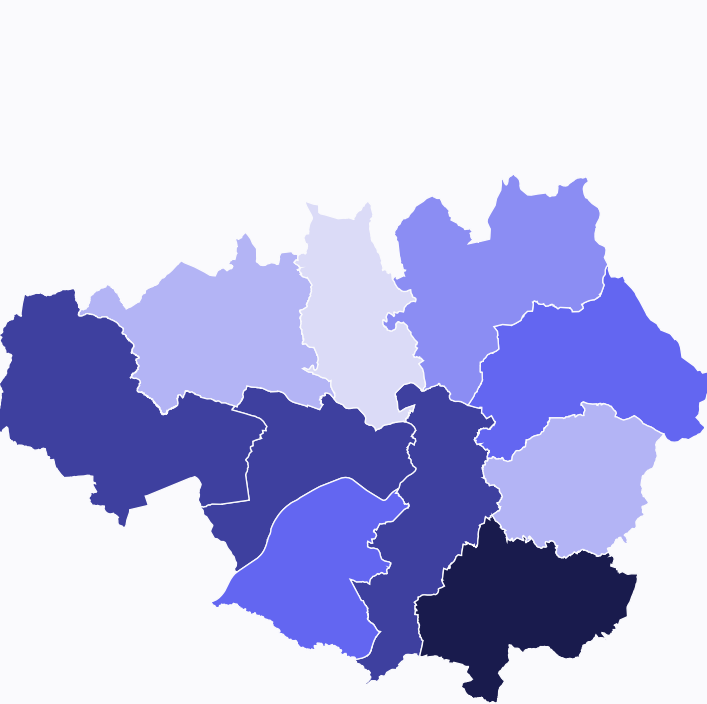


Units applied for are -22.2% against a year earlier.

Where applications succeed

Share of decided new-build applications granted, 12 months to 2026-04.

Darker areas grant the highest share. This counts decided applications only; those still in progress are excluded.



Highest approval rate

LOCAL AUTHORITY	GRANTED	UNITS YOY
Stockport	87	+12.4%
Manchester	84	+45.5%
Wigan	83	-71.3%
Salford	83	-28.8%
Trafford	78	+31.9%
Oldham	77	+81.1%
Rochdale	73	+67.6%
Bolton	68	+329.0%
Tameside	61	+376.5%
Bury	50	+7.3%

Greater Manchester median 78%; the spread across all 10 local authorities is 37%.

New-build units applied for ran 22.2% below the year before at 21,007, while units granted rose, so the two flows moved in opposite directions. Approval rates span Bury at 50% to Stockport at 87%, with Bury down 14.7pp on the year and Tameside down 15.1pp. The rate counts decided applications only, so cases still in progress sit outside it.

Below 60% 60% to 70% 70% to 75% 75% to 80% 80% to 84% 84% and above Insufficient data

METHODOLOGY AND SOURCES

All figures are trailing 12-month values; no single month is quoted. Recent months are excluded until their sample reaches 80% of the settled-period median, so cut-off dates differ by dataset (units granted to 2026-04). Areas below the sample floor are shown as insufficient data. Map bins are fixed between editions. Greater Manchester figures are the median across local authorities, not a population median. REalyse also holds EPC, title and ownership, land transactions, demographics and planning policy data at this geography. Source: REalyse. Data vintage: land 2026-06-05, listings 2026-08-11, IrOtherTransactions 2026-06-03, planning 2026-08-21, poi 2024-12-17, postcodes 2022-08-05.

Best practices have been used in compiling this report; inaccuracies may nonetheless remain.