

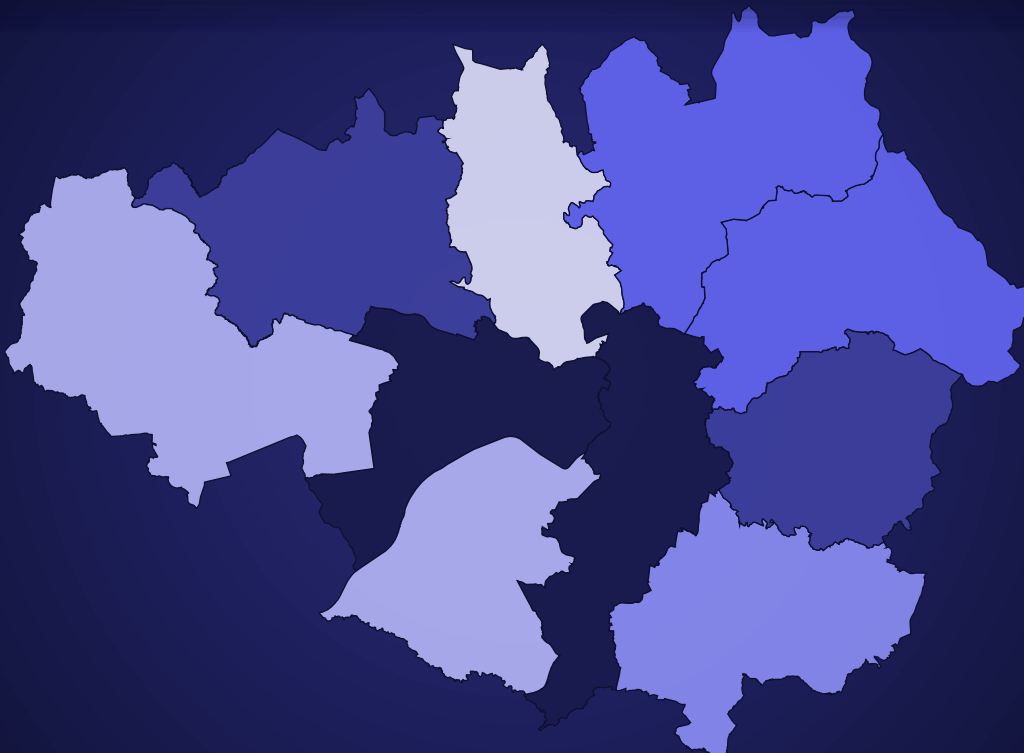
Manchester construction.

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 2026-09-21



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

315 observations

SCHEMES GRANTED

34

-12.8% YoY

341 observations

UNITS PER SCHEME

40

+49.6% YoY

314 observations

APPROVAL RATE

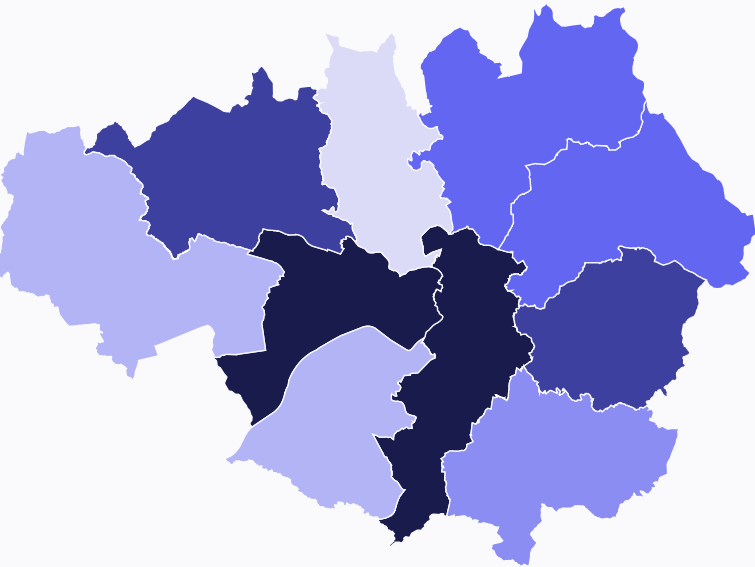
78%

+1.9% YoY

457 observations

Units granted by local authority

12 months to 2026-04



Highest and lowest

LOCAL AUTHORITY	UNITS	YOY
Manchester	9,129	+45.5%
Salford	2,589	-14.2%
Tameside	2,492	+375.6%
Bolton	1,746	+329.0%
Oldham	1,355	+81.1%
Rochdale	1,304	+68.0%
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 while schemes granted fell, so the median local authority is consenting fewer and larger applications than it was a year ago. Tameside moved furthest, from 524 units to 2,492, with Bolton up from 407 to 1,746 — at that scale one large scheme resets a local authority's year, and the scheme counts are worth reading alongside. Both fallers sat near the top a year earlier: Salford at 3,018 units, Wigan at 2,996. Eight of the ten rose, so this is not only the Manchester figure.

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02 Segments

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.

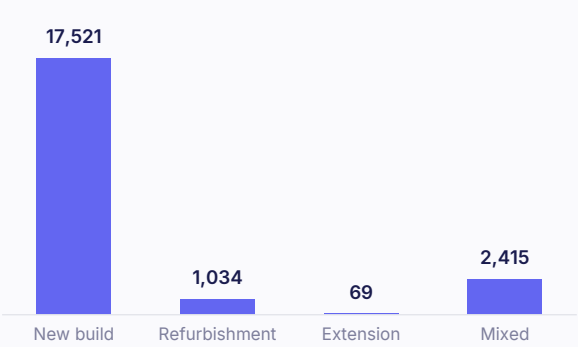
Analysis covers 10 local authorities and 21,007 new-build units applied for over the 12-month window, from 457 underlying records.

What is *being built.*

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

Units granted by development type

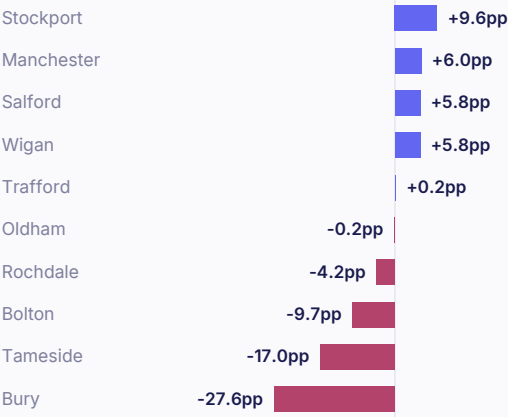
Greater Manchester total, 12 months to 2026-04



New build accounts for 1594% more units than refurbishment.

Approval rate against the average

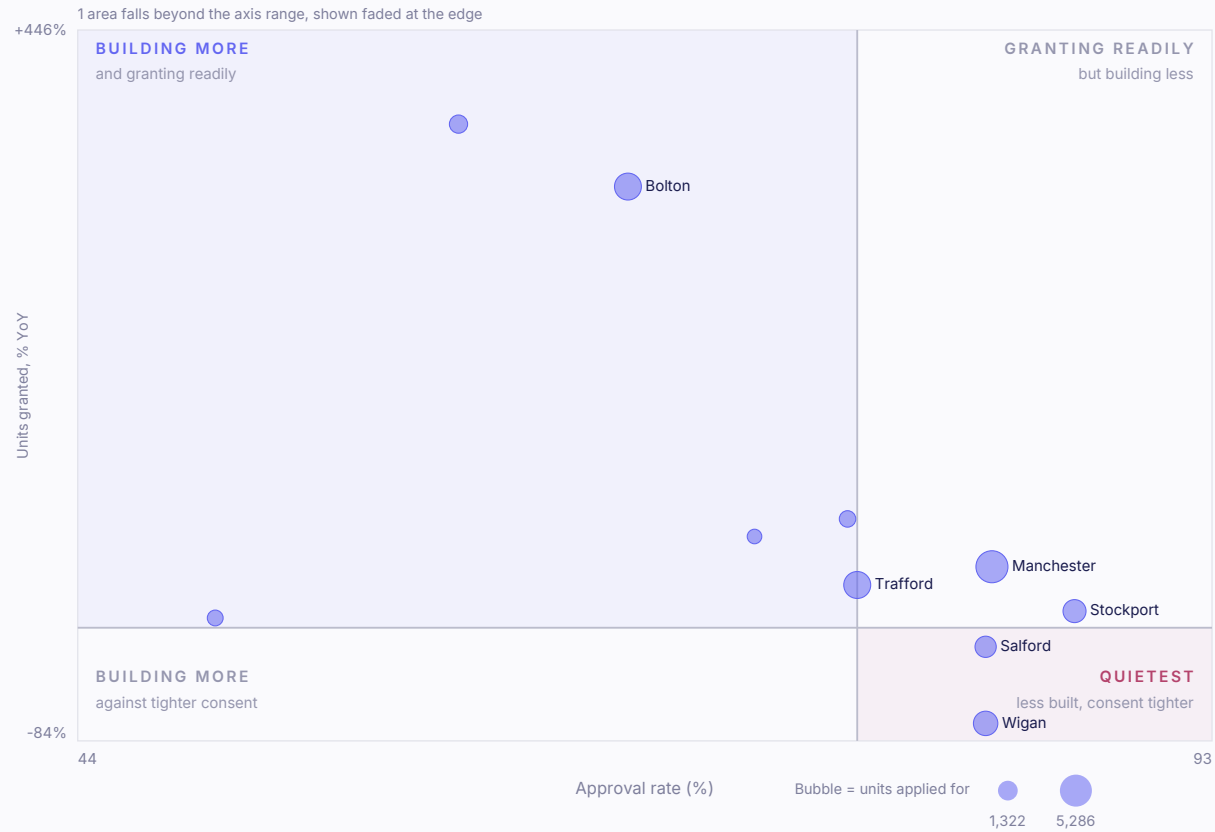
Percentage points above or below the median area
Median local authority is 78%.



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.



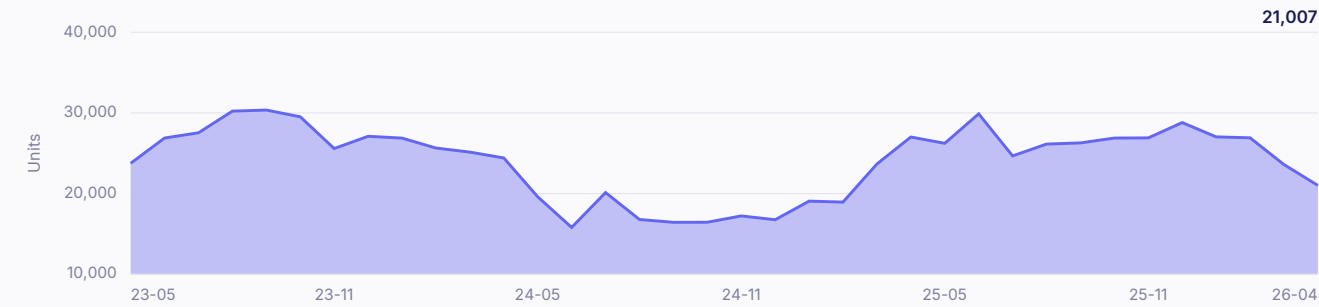
New build and refurbishment rest on similar scheme counts, 255 against 212, but new build carries 17,521 units to refurbishment's 1,034 — the difference is scheme size rather than the number of consents. Extension amounts to 11 schemes and 69 units, too thin to read.

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

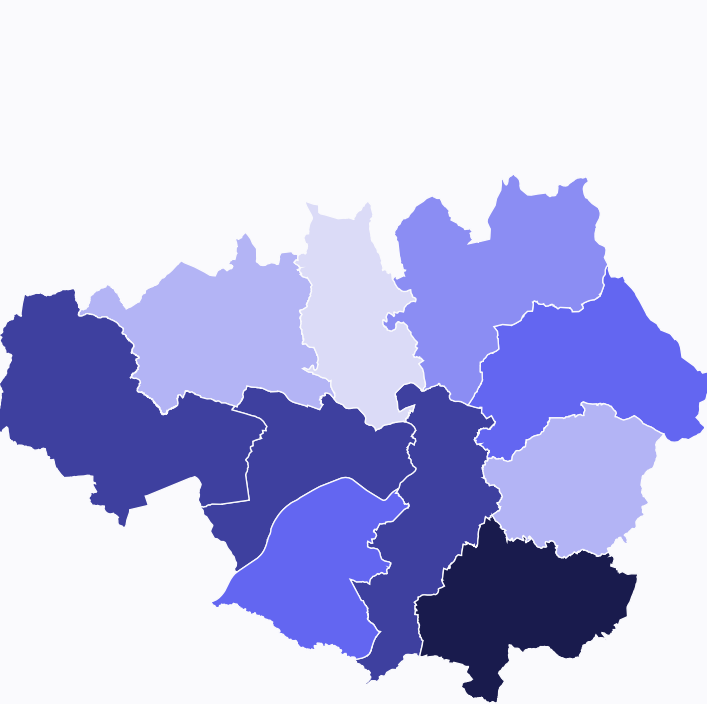


Units applied for are -22.2% against a year earlier.

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%
Salford	83	-14.2%
Wigan	83	-71.3%
Trafford	78	+31.9%
Oldham	77	+81.1%
Rochdale	73	+68.0%
Bolton	68	+329.0%
Tameside	61	+375.6%
Bury	50	+7.3%

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

The median local authority filed more units than a year earlier, while the new-build-only total fell 22.2% to 21,007, with no area breakdown given to place that fall. All-development applications split widely, Salford down 75.9% and Manchester down 47.5% against gains in Wigan and Tameside. Approval rates barely moved at the median, though Bury sits 14.7pp below its own rate a year earlier and Tameside 15.8pp below.

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 2026-09-21, IrOtherTransactions 2026-06-03, planning 2026-09-25, poi 2024-12-17, postcodes 2022-08-05.

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