

Consultation list for appeal APP/B4215/W/24/3336488
Appeal at 8 Deerpark Road, Manchester, M16 8FR

MCC Flood Risk Management, Via Email

Whalley Range Forum, 11 Range Road, Whalley Range, Manchester, M16 8FS

Whalley Range Conservation Area Group, 11 Range Road, Whalley Range, Manchester, M16 8FS

Councillor Aftab Razaq, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA

Councillor Angeliki Stogia, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA

Councillor Muqaddasah Bano, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA

80 Yarburgh Street, Manchester, M16 7EH

Flat 6, 6 Deerpark Road, Manchester, M16 8FR

Flat 3, 6 Deerpark Road, Manchester, M16 8FR

Flat D, 8 Deerpark Road, Manchester, M16 8FR

82 Yarburgh Street, Manchester, M16 7EH

76 Yarburgh Street, Manchester, M16 7EH

Flat 1, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 23, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 20, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 18, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 16, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 12A, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 11, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 9, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 6, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 4, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 5, 6 Deerpark Road, Manchester, M16 8FR

Flat 4, 6 Deerpark Road, Manchester, M16 8FR

Flat 2, 6 Deerpark Road, Manchester, M16 8FR

Flat 1, 6 Deerpark Road, Manchester, M16 8FR

Flat C, 8 Deerpark Road, Manchester, M16 8FR

Flat B, 8 Deerpark Road, Manchester, M16 8FR

Flat 24, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 22, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 21, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 19, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 17, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 15, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 14, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 12, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 10, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 8, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 7, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 5, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

Flat 3, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

84 Yarburgh Street, Manchester, M16 7EH

80 Yarburgh Street, Manchester, M16 7EH

78 Yarburgh Street, Manchester, M16 7EH

74 Yarrowburgh Street, Manchester, M16 7EH

Flat 2, Roy Grainger Court, 11 Deerpark Road, Manchester, M16 8FR

10 Deerpark Road, Manchester, M16 8FR

4 Deerpark Road, Manchester, M16 8FR



Planning

Holly Wright
Telephone: 0161 219 6381
holly.wright@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 26 March 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 138034/FO/2023

Planning Inspectorate reference: APP/B4215/W/24/3336488

Appellant's name: Mian Properties

Development: Basement conversion to form 2 no. self contained flats, together with external alterations to form a total of 5 self contained apartments (Use Class C3) with associated refuse, landscaping, parking and cycle storage.

Location: 8 Deerpark Road, Manchester, M16 8FR

Appeal start date: 26 March 2024

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to grant planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

- 1) The proposal would generate an unacceptably high level of activity, which would result in an over-intensification in the use of the property, giving rise to additional demands for on-street parking and refuse storage as well as a high volume of comings and goings and noise disturbance to the detriment of the residential amenity of current and future occupiers of the property as well as nearby residents. The proposed development would therefore be contrary to the provision of policies SP1, H1, H5, and DM1 of the Manchester Core Strategy, saved policy DC5 of the Unitary Development Plan for the City of Manchester, the Manchester Residential Quality Guidance, the Guide to Development in Manchester, and the National Planning Policy Framework.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site inspection by the Inspector, appointed by the Planning Inspectorate, to decide this appeal.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you can do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/> or in writing directly to the Planning Inspectorate (enclosing three copies if possible) to the following address: The Planning Inspectorate, 3/21 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **30 April 2024**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Holly Wright using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing