

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Erection of two-storey extension to nursery.

Location:

Heaton Park View Nursery 351 Heaton Park Road Manchester M24 4GY

Application reference:

145303/FO/2026

Applicant:

Mrs Emma Collins Prosperity Childrens Care Services Ltd

Date of application:

02 March 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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application, in particular in regard to the siting of the proposed extension and the materials proposed. These matters have been resolved and appropriate conditions are proposed.

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 this permission.

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

drawings and documents:

Location plan dated 2nd March 2026;

Design and Access Statement dated 26th February 2026;

Operational Management & Transport Statement

Operational Management Plan

Received 17th June 2026

Agent email 17th June 2026 outlining revisions to originally submitted scheme.

Agent email dated 10th August 2026 confirming maximum numbers of children attending the nursery at any one time

Proposed plans and elevations 25-019-212 rev. B received 20th August 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 3) Prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;
 - o The duration/phasing of construction works and associated vehicle trips.
 - o Routing of construction traffic and associated swept-path assessment.
 - o Details of the location and arrangements for contractor parking.
 - o Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas.

- o The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality.
- o Identify measures to control dust and mud, including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o Identify measures to reduce noise emissions;

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

- 4) No above ground works shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out using the approved materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the character and appearance of the building, and the visual amenity of the area within which the site is located, pursuant to policy DM1 of Manchester's Core Strategy (2012).

- 5) The floorspace hereby approved shall only be used for a Day Nursery use (in conjunction with the existing day nursery) within Use Class E(f) of the Use Classes Order 2015, or as subsequently amended. The premises shall not be used for any other purpose within Use Class E.

Reason - In the interests of the amenities of the occupiers of neighbouring residential accommodation, pursuant to policy DM1 of Manchester's Core Strategy, and saved policy DC26 of the Unitary Development Plan.

- 6) The floorspace hereby approved shall be used in conjunction with the existing Day Nursery (Use Class E(f)) premises, and shall not be open outside the following hours:

Monday to Friday - 07:30am to 18:30pm

Saturday and Sunday - Closed

Reason - In interests of the amenities of the occupiers of neighbouring residential properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

- 7) Deliveries, servicing and collections, including waste collections, shall not be carried out other than during the following hours:

7:30 to 20:00 Monday to Saturday.

No deliveries/waste collections on Sundays/Bank Holidays.

Reason - In interests of the amenities of the occupiers of neighbouring residential properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

- 8) The maximum number of children occupying the existing Day Nursery, and floorspace in the extension hereby approved shall not exceed a total of 103 children at any one time.

Reason - To control the intensity of the use, and associated noise and general disturbance, in the interests of the amenities of the occupiers of neighbouring residential properties, and also in the interests of the flow of traffic on the highway and pedestrian safety, in accordance with policies DM1 and T2 of Manchester's Core Strategy (2012), and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

- 9) a) Externally mounted ancillary plant, equipment and servicing or louvres and plant associated with or located behind any louvres shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB

(LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Prior to commencement of the use of the floorspace in the extension hereby approved hereby approved, a scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use of the floorspace in the extension commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the floorspace in the extension a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26.

- 10) Prior to the commencement of the use of the floorspace in the extension hereby approved , an updated Travel Plan for the nursery shall be submitted to the City Council as local planning authority for approval. The full Travel Plan shall be adopted by the nursery prior to first use of the floorspace in the extension, and shall be so maintained.

The Travel Plan shall outline procedures and policies that the developer and occupants of the site will adopt to secure the aims and objectives set. Additionally, it shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the plan and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority, and any measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented.

Reason - In the interests of achieving sustainable travel, the flow of traffic on the highway, pedestrian safety, and improving health and well being, pursuant to policies T2 and DM1 of Manchester's Core Strategy (2012).

- 11) a) Cycle storage shall be implemented in the location shown on plan ref: Proposed plans and elevations 25-019-212 rev. B received 20th August 2026

b) Prior to above ground works details of a cycle shelter shall be to be submitted to and approved in writing by the City Council as local planning authority.

The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy (2012).

- 12) The development shall be implemented in accordance with the measures in the Operational Management & Transport Statement and Operational Management Plan, and the implemented measures shall thereafter be retained and in operation, whilst the day nursery is in use.

Reason - To ensure that there is access to the car parking spaces when the additional floorspace is use, pursuant to policy DM1 and T2 of Manchester's Core Strategy (2012).

- 13) a) The development shall be implemented in accordance with the location of waste storage and design of the bin store shown Proposed plans and elevations 25-019-212 rev. B received 20th August 2026.

b) Prior to the occupation of the extension hereby approved , finalised details of capacities for waste streams and frequency of collection shall be to be submitted to and approved in writing by the City Council as local planning authority.

The details of the approved scheme shall be implemented as part of the development, prior to the occupation of the extension and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

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

Licensing, hoarding / scaffolding, skips and temporary points of access

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk:

Temporary pedestrian and traffic management

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Watching brief for contaminated land

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Property Flood Resilience (PFR) measures

1The site lies in an area with a risk of surface water flooding. 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.

Swift Bricks

Swift Bricks - If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Date: 26 August 2026

Signed:

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

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 or 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.