MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Erection of outbuilding (incorporating seating, dining, kitchen, spa, changing room, WC and plant room) with sunken swim spa, associated landscaping and side gate wall.

Location:

21A Didsbury Park Manchester M20 5LH

Application reference:

PLA-2026-000465

Applicant:

Mr Mark Flanagan

Date of application:

10 July 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner

Condition(s) attached to this decision

1) The development must be begun not later than three years beginning with the date of this permission.

   Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

   a. 0077 al(05)001 Rev P4 – Location Plan, received 25 May 2026.

   b. 0077 al(05)003 Rev P3 – Proposed Landscaping Plan, received 25 May 2026.

   c. 0077 al(05)004 Rev P3 – Proposed Landscaping Plan, received 25 May 2026.

d. 0077 al(05)005 Rev P3 – Proposed Elevations (North & East), received 25 May 2026.

e. 0077 al(05)006 Rev P1 – Proposed Elevations (East & West), received 25 May 2026.

f. 0077 al(05)007 Rev P2 - Proposed replacement side gate/wall, received 18 Sept 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref.

a. 0077 al(05)003 Rev P3 – Proposed Landscaping Plan, received 25 May 2026.

b. 0077 al(05)004 Rev P3 – Proposed Landscaping Plan, received 25 May 2026.

c. 0077 al(05)005 Rev P3 – Proposed Elevations (North & East), received 25 May 2026.

d. 0077 al(05)006 Rev P1 – Proposed Elevations (East & West), received 25 May 2026.

e. 0077 al(05)007 Rev P2 - Proposed replacement side gate/wall, received 18 Sept 2026

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) The development shall be carried out in full accordance with the Arboricultural Impact Assessment (11551 Rev P09) received by the Local Planning Authority on 6 July 2026, including all tree protection measures, working methods and recommendations contained therein. The approved tree protection measures shall be erected before any works commence on site and shall remain in place for the duration of construction works.

Reason: To protect existing trees during the construction period in the interests of the visual amenity and environmental quality of the area and to comply with Policies EN9 and DM1 of the Manchester Core Strategy.

5) No above ground works shall take place until details of replacement tree planting have been submitted to and approved in writing by the Local Planning Authority. The details shall include the species, size, number, location and timing of planting. The approved replacement tree planting shall be carried out in the first planting season following the completion of the development or within such other timescale as may first be agreed in writing by the Local Planning Authority. Any tree planted in accordance with this condition that is removed, dies, becomes seriously damaged or

diseased within a period of five years from the date of planting shall be replaced in the next planting season with a tree of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure appropriate mitigation for the loss of existing trees and to ensure the continued provision of green infrastructure and landscaping benefits in accordance with Policies EN9 and DM1 of the Manchester Core Strategy.

6) a. Prior to the installation of the external plant equipment hereby approved, either a scheme that demonstrates that the external plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the external plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

b. Prior to the first operation of the external plant equipment, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the external plant equipment achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c. In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the external plant equipment can commence.

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 Core Strategy and saved policy DC26 of the UDP.

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

Date: 08 October 2026

Signed: 

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 of 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.