

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 a 2.5 storey rear extension in association with the Change of Use of a single dwellinghouse to form 6no. one-bedroom apartments with associated car parking, bike and bin stores and landscaping.

Location:

10 Deerpark Road Manchester M16 8FR

Application reference:

144756/FO/2025

Applicant:

Mr Cameron Zandi Hilltop Realty Ltd

Date of application:

16 December 2025

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 issues arising from the consideration of this application.

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 received on 12 December 2025:

a) Supporting Information – Ecology Report

- b) Supporting Information – Arboricultural Implications Assessment
- c) Supporting Information – Arboricultural Method Statement
- d) Supporting Information – Flood Risk Assessment
- e) Supporting Information – Bike Hangar

and the following documents received on 2 March 2026:

- f) Supporting Information – Statutory BNG Metric

and the following drawings and documents received on 31 March 2026:

- g) Drawing no. 201A – Proposed Floor Plans
- h) Drawing no. 202A – Proposed Floor Plans
- i) Drawing no. 210A – Front Elevation and Side Elevation
- j) Drawing no. 220A – Proposed Site Plan
- k) Supporting Information – Ecoslider Sash Windows Specification

and the following drawings and documents received on 28 July 2026:

- l) Drawing no. 230A – Proposed Bin Store
- m) Supporting Information – Waste Management Plan, Signage and Waste Management Welcome Pack
- n) Supporting Information – Electric Vehicle Charging Datasheet (Rolec Evo Intelligent EV Charging Unit)
- o) Supporting Information – Materials Schedule

and the following drawing received on 18 August 2026

p) Drawing no. 231.2 - Proposed Landscaping

and the following drawing received on 29 September 2026:

q) Drawing no. 211B – Proposed Rear and Side Elevations

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.

- 3) The development shall be implemented and thereafter maintained in accordance with the materials schedule contained within the correspondence from Paul Butler Associates (Conditions Planning Note ref 25.2221) dated 28 July 2026.

Reason - To ensure a high quality of design and to preserve and enhance the character and appearance of the Whalley Range Conservation Area, in accordance with Policies SP1, DM1 and EN3 of the Manchester Core Strategy and the National Planning Policy Framework.

- 4) The residential use hereby approved shall be used only as a private dwelling (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for private residential purposes and to ensure the achievement of the public benefit identified pursuant to policies SP1, DM1, EN3 , H1, H7 and H11 of the Manchester Core Strategy and the guidance contained within National Planning Policy Framework including section 16.

- 5) The development hereby approved shall be carried out in accordance with the Waste Management Plan and drawing no. 230A, received by the City Council as Local Planning Authority on 28 July 2026. The approved waste refuse and recycling facilities shall be implemented prior to the first occupation of the development and shall thereafter be retained, maintained and managed for the lifetime of the development.

Reason - In the interests of amenity and public health, pursuant to Policies EN19 and DM1 of the Manchester Core Strategy.

- 6) a) Any externally mounted ancillary plant, equipment and servicing to be installed 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 hereby approved the 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 residential accommodation hereby approved is occupied.

b) Prior to the occupation of the residential accommodation hereby approved, 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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme 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 Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

- 7) The car parking hereby approved shall be laid out, demarcated and made available prior to the occupation of the residential accommodation hereby approved.

Reason - In the interests of pedestrian and highways safety and to ensure the satisfactory development of the site, pursuant to Policy DM1 in the Manchester Core Strategy.

- 8) The development hereby approved shall be carried out in accordance with the Electric Vehicle Charging Datasheet (Rolec Evo Intelligent EV Charging Unit) received by the City Council as Local Planning Authority on 28 July 2026. The approved electric vehicle charging infrastructure shall be installed prior to the first occupation of the development and shall thereafter be retained, maintained and kept available for the charging of electric vehicles for the lifetime of the development.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy.

- 9) The cycle store, as shown on drawing no. 220A – Proposed Site Plan, received on 31 March 2026, shall be implemented as part of the development and shall remain in-situ whilst the use is in operation.

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

- 10) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policy EN15 of the Manchester Core Strategy.

- 11) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved drawings listed in Condition no. 2; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use:

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies EN9 and EN15 of the Manchester Core Strategy.

- 12) The development hereby approved shall be carried out in accordance with the hard and soft landscaping scheme illustrated on Drawing no. 231.2 - Proposed Landscaping, received by the City Council as Local Planning Authority on 18 August 2026. The approved scheme shall be implemented not later than 12 months from the completion of construction works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with Policies SP1, EN9 and DM1 of the Manchester Core Strategy.

- 13) The on-site biodiversity enhancements (bird boxes and bat bricks) detailed on Drawing no. 231.2 - Proposed Landscaping, received on 18 August 2026, shall be

installed and thereafter maintained in accordance with Conditions Planning Note (Paul Butler Associates ref 25.2221), dated 28 July 2026.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policy EN15 of the Manchester Core Strategy.

- 14) The development hereby approved shall be carried out in full accordance with the approved Construction Management Plan and associated documents listed below:

a) Construction Management Plan, received on 28 July 2026;

as amended and supplemented by:

b) Construction Management Plan - JG04_12126_SPA-FLATBED, received on 25 September 2026;

c) Construction Management Plan - Highways Addendum Technical Report, received on 25 September 2026;

d) Construction Management Plan - JG01_12126_SITE-COMPOUND, received on 25 September 2026;

e) Construction Management Plan - JG02_12126_ROUTING, received on 25 September 2026; and

f) Construction Management Plan - JG03_12126_SPA-SKIP, received on 25 September 2026.

All construction, demolition, site preparation, delivery and contractor activities associated with the development shall be undertaken in accordance with the measures, restrictions and mitigation contained within the approved documents.

Reason – To safeguard the amenities of occupiers of nearby residential and commercial properties, and to ensure the safe and efficient operation of the local highway network during the construction and demolition phases of development, in accordance with Policy DM1 of the Manchester Core Strategy.

- 15) The windows in the side elevations of the rear extension hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with Policies SP1 and DM1 of the Manchester Core Strategy.

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

Biodiversity Gain Plan

Biodiversity Gain Plan – The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat;
- c) the post-development biodiversity value of the onsite habitat;
- d) any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- e) any biodiversity credits purchased for the development.

In addition, the following is required:

- f) name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- g) a description of the development and planning permission reference number (to which the plan relates);
- h) the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- i) the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- j) a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- k) (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- l) pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- m) a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for

compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and

n) if habitat degradation has taken place:

- a statement to this effect,
- the date immediately before the degradation activity,
- the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
- any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 (as amended), which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

Highways

Highways – Where there is an impact on the highway, the applicant should be advised that any requirements for any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Property Flood Resilience Measures

Property Flood Resilience Measures (PFR) - PFR should be incorporated into the property, these should be designed and installed in accordance with the Environment Agency's Standing Advice for Vulnerable Development and should provide protection to a minimum of 600mm above the design flood level.

Construction/demolition Works

Construction/demolition Works – Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Bats

Bats – Should the presence of bats be found at any time during construction or associated works, all works at the site should cease and notification should be made to the City Council as Local Planning Authority. A licensed bat consultant and/or ecologist should undertake a survey of the site/buildings and report any findings to the City Council and methods of mitigation agreed, by the City Council, as Local Planning Authority, prior to the progression of any further works.

Swift Brick Installation

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: 20 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 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.