

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142934/FO/2025
Date registered valid: 13 May 2025
Proposal: Installation of air conditioning unit with ducting
Address: Flat 9, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Ward(s): Didsbury East Ward

Applicant: Mr Alan & Mrs Karen Simpson
Agent (if any): Mrs. Marta Diego Sainz, Stephenson Hamilton Risley Studio Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 14th October 2025



Application details**Type of application:** Full Application Consent**Development type:** Minor Other**Standard consultations:**

Printed: 21 May 2025 Expired: 12 June 2025

Neighbour notifications

Printed: 21 May 2025 Expired: 12 June 2025

Site notice

Posted: 2 June 2025 Expired: 23 June 2025

Press advert

Published: 27 May 2025 Expired: 17 June 2025

Departure from Development Plan: No**Environmental Statement:** Not required**Description of site/building**

The site relates to a 2nd floor flat within the Grade II listed (06.06.94) Chapel House, part of the former Manchester Metropolitan University Didsbury campus converted to 9no. residential apartments in 2015 (108541). It is set back approximately 28 metres off the eastern side of Wilmslow Road within the Didsbury St. James Conservation Area and is highly visible on approach to the vehicular and pedestrian gates adjacent to the lodge. It was originally built circa 1840-42 by Richard Lane as a Wesleyan Theological Institution, and following conversion, now lies within a wider residential complex comprising of other listed buildings and new builds. It is considered to have a high level of significance.

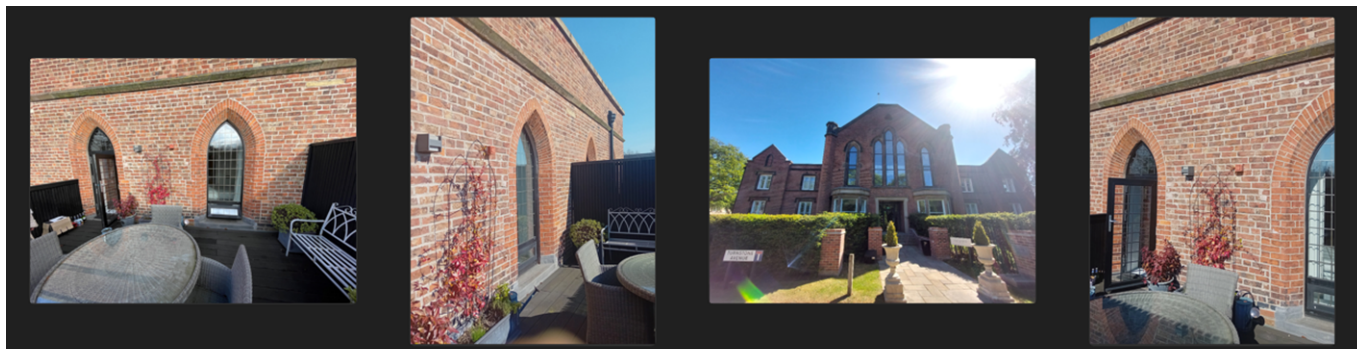
The building comprises of a central 2.5-storey chapel hall in red brick orientated east-west, flanked by 2-storey receding wings on the north and south elevations. The main hall is a Gothic style chapel with prominent triple lancet windows in slim aluminium frames in the original stone mullions. The original stained glass lancet windows were lost some time ago, however the replacements in situ are a good compromise which retain the impression of fixed chapel style windows.

The two receding wings are in a Tudor Gothic style, with pitched and flush parapets around their perimeter and have a more domestic aesthetic consistent with their original design and use as tutor's houses.

The residential conversion has created external roof terraces on the roof of each wing. These are set within a recess where part of the original hipped roof was demolished, and they are concealed from view at ground level by the remaining section of hipped roof and the parapets which run around each wing.

The special significance of the building derives from its architectural, historic and archaeological interests, of which the windows form a large part being clearly indicative of its original use as a chapel.

Significance is also derived more widely from the group of dwellings within the former campus which includes the grade II* listed former administration building and entrance lodge, all situated within a mature landscaped setting. These combine to deliver a high level of significance to the conservation area which shares many of these characteristics.



Listed building: Grade II

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The area is primarily residential in nature located close to Didsbury District Centre within short distance to Fletcher Moss Botanical Gardens and Towers Business Park.

Description of development

The applicant is seeking planning permission for the installation of an air conditioning unit with ducting

Consultations & Notification Responses

Local residents, as per Appendix 1 – Occupiers of properties surrounding the application site were notified of the original and revised proposal. Several letters of objection from **three** residents have been received in respect of this application, summary of comments as follows:

- Proposed development would detract from the building's architectural and historical significance. This proposed alteration would be completely incompatible with the existing design and construction materials.
- Damage the Grade II listed building's distinct visual appearance significantly and its relationship with the surroundings
- The proposed development would cause significant socio-economic harm to the building and residents.
- Cause harm to the local environment, create noise and would clash with the character and appearance of the area.
- Proposed alteration will directly affect the centre piece of the Chapel, where exterior fittings of historical value and historical decorative ironwork would appear damaged.
- It is possible that the window or the surrounding structure may get damaged,
- There are 10 apartments in the building, if this planning permission is granted, it'll open up the possibility of every resident applying for provision of alteration to the windowpanes for multiple reasons, which will significantly harm overall structure of the Chapel house.
- The building is a grade II listed building, and its value and impact lies in the original exterior feature of the building. Altering that would be an extremely negligent step.
- Changes would alter the appearance of the building unnecessarily and risk setting a precedent for more alterations in future.
- The flat already has a mechanical ventilation system and access to outdoor space through multiple doors and windows
- The wider impact on the building and the rest of the residents. I would like to ask that this application be refused.

- The impact of noise (including structure-borne noise) from the proposed external AC unit
- The impact of the unit and the proposed casement opening in the central lancet window on both the special architectural and historic character of the building and the character and appearance of the conservation area
- Adversely affect our amenity indoors and outdoors
- The application does not explain why an external AC unit is necessary to maintain reasonable living conditions
- No noise assessment was submitted with the application
- Would like to withdraw objection to the application subject to the proviso that the unit is wall-mounted and suitable conditions are imposed to ensure structure-borne noise is not a problem.

Further consultation/: Summary of comments as follows:

- The proposed AC unit would be positioned directly behind terrace boundary fence, with no assessment of the noise or vibration this would cause.
- The submitted acoustic report only considers airborne noise outdoors and does not address structure-borne noise or vibration from the AC unit or its pipework.
- While the fence height means the unit will not be visible, the very short distance means operational noise will be immediately adjacent to outdoor space.
- There is also a real risk of vibration and noise transmission into the building structure via the pipework running above it
- Loss of quiet enjoyment of outdoor space
- The acoustic report assumes terraces are mainly used during busier daytime/evening periods when background noise is higher, which does not reflect actual use.
- A functioning mechanical ventilation system was installed during the building's original conversion.
- Granting permission risks setting a precedent for other flats in the building to install similar units. No cumulative noise assessment has been undertaken, despite the building's multiple flats and limited separation between outdoor amenity spaces.
- The application leaves questions about cumulative noise and fails to demonstrate that neighbouring amenity will be protected.

Environmental Health – Attach condition, verification report. The acoustic report predicts that the noise at the NSR from the unit will be 36dBA, the background noise levels were day = 46 dBA, evening 43 dBA and night-time 39dBA so it is predicted to be below the background levels and is acceptable.

Looking at the noise measurement data the background noise levels are pretty constant and there doesn't seem to be massive lulls in the daytime/nighttime background. With a predicted level of 36dBA at the façade of the NSR, with a window open you could expect 10-15dB reduction to this so the internal levels would be 21-26dB internally and extremely low levels. For the external areas it would meet the WHO guidance of 55dBA by some considerable amount.

Overall the actual noise level of unit is low and don't think that it will cause disamenity.

The new government guidelines for a single unit ASHP at residential dwellings is below 42/43 dBA.

Didsbury Civic Society – No comments received as a result of this proposal

Policy and Issues

National Planning Policy Framework (NPPF) (December 2024)

Para 8(c) - The environmental objective of sustainable development is to protect and enhance the natural, built, and historic environment, including adapting to climate change and moving to a low carbon economy.

Para 161 - The planning system should support the transition to net zero and support renewable and low carbon energy and associated infrastructure.

Para 167 - Local planning authorities should give significant weight to supporting energy efficiency to existing buildings. Where proposals affect conservation areas, listed buildings or other designated heritage assets, the policies in Chapter 16 should also be applied.

Para 202 - Heritage assets should be conserved in a manner appropriate to their significance.

Para 207 - Local planning authorities should require an applicant to describe the significance of any heritage assets, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Para 208 - LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Para 210 - In determining applications, LPAs should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Para 212 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Para 213 - Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Para 215 - Proposals of less than substantial harm to the significance of a designated heritage asset should be weighed against the wider public benefits of the proposal.

Para 216 - The effect of a proposal on non-designated heritage assets needs to be considered in assessing an application.

Para 219 - Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance.

Manchester City Core Strategy

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. DC18 for Conservation Areas is still considered of relevance.

Policy DM1 - Development Management

Policy SP1 – Spatial Principles

Policy EN3 - Heritage

Policy EN4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

DC18 - Conservation Areas

DC19 – Listed Buildings

Places for Everyone (2022-2039)

Policy JP-P2 - Heritage - Positive management and integration of heritage can be achieved by exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Policy JP-S1 - Sustainable Development - Includes the 2038 carbon neutrality objective which can be achieved by significantly upscaling solar photovoltaic energy and promoting the retrofitting of existing buildings.

Historic England guidance and Planning policy (NPPF, Core Strategy and PfE) encourage a conservation-led approach with an emphasis on the preservation of heritage assets.

Considerable weight and importance must therefore be given to preserving heritage assets, including the setting of the site within the conservation area, the impact of the development on those assets, and any public benefits arising from the proposal.

Principle

The application would see the installation of an air conditioning unit on the roof terrace of a Grade II Listed building (Chapel House) in the Didsbury St. James conservation area. The air conditioning unit would be associated with the existing apartment which is spread over two floors in the central part of the building.

History relating to Flat 9, Chapel House, 1 Turnstone Avenue

There are 36 applications relating to this site, however, there are three applications relating to this particular property. All other applications relating to this site vary from listed building consent to tree works and erection of residential properties around the Chapel site, conversion of the Chapel including variation of condition applications.

Listed Building application reference number - 142723/LO/2025- Approved on the 17th June 2025. The application is for the installation of air conditioning unit with ducting

Listed Building application reference number - 143611/LO/2025 - Listed Building Consent for the installation of an air conditioning unit. – **awaiting determination**

Residential Amenity

The application seeks planning permission for the installation of an air conditioning unit with ducting. The proposed air conditioning system would serve the two bedrooms to mitigate overheating issues. The initial submission included the alteration of an existing window on the front elevation, however this alteration was not considered to be appropriate and the window alteration has been removed from the scheme. Assessment is being undertaken for the installation of the air conditioning unit only. Comments made by local residents, are summarised in the 'Consultation and Notification responses' section of this report including comments in relation to the revised position of the unit.

Externally, the inverter heat pump would sit on the terrace with ducting to the interior running no higher than 1200mm which is the maximum height of the privacy fencing and will avoid more visible high-level additions to the external wall which is partially visible from within the Conservation Area. All internal pipework runs will be contained within newly constructed structures.

In terms of impacts, the equipment will be secured to the floor using proprietary anti-vibration pads with the piping limited solely to the existing wall positioned centrally within the roof terrace, which is set down from and behind the raised parapets. As such, there will be no visibility of the air conditioning unit and associated ductwork from any external viewpoints within the setting of the building including the Conservation Area. This element of the proposal will preserve the special character of the building and its appearance within the Conservation Area, in accordance with NPPF para.212 and Core Strategy policy EN3.

The AC works are relatively minor interventions that incur a small degree of harm to original fabric that is at the lower end of the less than substantial harm scale in NPPF terms. Importantly, the works are considered do not alter the special interest and significance of the building and are fully reversible interventions which do not incur any appreciable loss of historic fabric.

Noise

Concerns have been raised by a local resident regarding the potential noise impact of the proposed development, particularly during quieter periods of the day and that even low-level operational noise from the proposed AC unit could be intrusive during these times. Environmental Health have assessed and are satisfied with the noise levels as outlined in the acoustic report submitted on 25th June 2025 prepared by ADC Acoustics) reference ARR/C/3937.01 dated 23rd June 2025 and Received 25th June 2025. Therefore, a condition to ensure compliance with this report has been attached to the approval along with a verification element within the condition to ensure that the noise created (on the terrace) are 5db below existing noise levels. Additionally, concerns around the vibrations as a result of its positioning on the terrace, were also raised. The agent has confirmed (via email dated 6th October 2025), that the unit will be secured to the floor using proprietary anti-vibration pads. These would help to eliminate vibration problems caused by the position of the AC unit on the terrace.

The works would therefore comply with the Core Strategy for the City of Manchester, in particular Policies SP1 and DM1 and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Heritage

A local resident has objected to the proposed development, expressing concern that it would significantly detract from the architectural and historical integrity of the Grade II listed building. The resident also highlights the socio-economic impact on occupants, the potential for increased noise, and the broader environmental implications. As previously stated within this report, the application relates to a Grade II Listed building which lies within the Didsbury Park Conservation Area.

Externally, the AC unit will be located on the southern terrace between the bedroom window and the kitchen door. The external elevations contribute a high degree of significance to the chapel building so having a freestanding unit avoids the risk of damaging historic fabric. Ducting for the unit will run no higher than 1200mm up against the external wall between the bedroom window and kitchen door. This is also the maximum height of the privacy fencing which will ensure that no views of the ducting are possible from within the Conservation Area.

The location, which is concealed from any external public views by the intervening pitched roof and roof parapets, will have a low adverse impact on the listed building and a neutral impact on the Conservation Area. The Design and Access Statement provided with the application notes that the equipment will be screened on the terrace in materials to match the existing. This will help to reduce the visual impact of the proposal from within the terrace.

The AC works are relatively minor interventions that incur a small degree of harm to original fabric that is at the lower end of less than substantial. Importantly, the works do not alter the special interest and significance of the building and are fully reversible interventions which do not incur any appreciable loss of historic fabric.

The benefits of the proposal are relatively limited private benefits to improve the internal environment for the occupants. On this basis, the proposal will preserve the special character of the building and its appearance within the Conservation Area, in accordance with NPPF para.212, Core Strategy policies EN3, DM1 and CC9, saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester and JP-P2 of the Places for Everyone Joint Development Plan.

On the basis that the proposed development would be screened from public view, the proposal is considered would have a neutral impact on neighbouring properties and the surrounding area.

The application is therefore acceptable in this regard and therefore accords with the Core Strategy Policies EN1, EN3 and DM1, Saved Policies DC19 and DC18, the Planning (Listed Building and Conservation Areas) Act 1990 and the NPPF

Impact on the Didsbury St James Conservation Area

The proposed installations will cause less than substantial harm to the designated heritage assets that are the Listed Building and the Conservation Area, outweighed by the benefit of the proposals.

Overall, it is not considered that the proposed installation of an air conditioning unit with ducting, would cause undue harm to the visual amenity within the area.

Conclusion

The proposal is considered to be acceptable in this location allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty

involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 25th July 2025 numbered 7708-al (05)013 P03 Proposed Air Conditioning Layout

Received on 13th May 2025 Elegance wall mounted System

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, SP1 and DM1 of the Core Strategy.

3) a) Externally mounted air conditioning unit shall be installed in accordance with the submitted Acoustic Report (Prepared by ADC Acoustics) reference ARR/C/3937.01 dated 23rd June 2025 and Received 25th June 2025

b) Prior to the operation of the scheme 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 - In order to safeguard the amenities of occupiers of neighbouring properties in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Heritage & Urban Design
Didsbury Civic Society

50 Bloomesbury Avenue, Manchester, M20 2BN
12 Bloomesbury Avenue, Manchester, M20 2BN
14 Bloomesbury Avenue, Manchester, M20 2BN
16 Bloomesbury Avenue, Manchester, M20 2BN
18 Bloomesbury Avenue, Manchester, M20 2BN
20 Bloomesbury Avenue, Manchester, M20 2BN
22 Bloomesbury Avenue, Manchester, M20 2BN
24 Bloomesbury Avenue, Manchester, M20 2BN
26 Bloomesbury Avenue, Manchester, M20 2BN
28 Bloomesbury Avenue, Manchester, M20 2BN
42 Bloomesbury Avenue, Manchester, M20 2BN
44 Bloomesbury Avenue, Manchester, M20 2BN
40 Bloomesbury Avenue, Manchester, M20 2BN
2 Turnstone Avenue, Manchester, M20 2FN
Flat 12, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 11, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 10, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 9, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 8, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 7, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 6, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
3 Firecrest Drive, Manchester, M20 2FD
7 Firecrest Drive, Manchester, M20 2FD
5 Firecrest Drive, Manchester, M20 2FD
1 Firecrest Drive, Manchester, M20 2FD
52 Bloomesbury Avenue, Manchester, M20 2BN
56 Bloomesbury Avenue, Manchester, M20 2BN
54 Bloomesbury Avenue, Manchester, M20 2BN
Flat 8, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 7, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 6, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 5, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 4, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 3, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 2, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 1, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF

46 Bloomesbury Avenue, Manchester, M20 2BN
38 Bloomesbury Avenue, Manchester, M20 2BN
36 Bloomesbury Avenue, Manchester, M20 2BN
34 Bloomesbury Avenue, Manchester, M20 2BN
32 Bloomesbury Avenue, Manchester, M20 2BN
30 Bloomesbury Avenue, Manchester, M20 2BN
10 Bloomesbury Avenue, Manchester, M20 2BN
7 Bloomesbury Avenue, Manchester, M20 2BN
17 Bloomesbury Avenue, Manchester, M20 2BN
15 Bloomesbury Avenue, Manchester, M20 2BN
13 Bloomesbury Avenue, Manchester, M20 2BN
11 Bloomesbury Avenue, Manchester, M20 2BN
9 Bloomesbury Avenue, Manchester, M20 2BN
3 Bloomesbury Avenue, Manchester, M20 2BN
5 Bloomesbury Avenue, Manchester, M20 2BN
1 Bloomesbury Avenue, Manchester, M20 2BN
Flat 1, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 2, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 3, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 4, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 6, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 7, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 5, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 8, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 10, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat At, Ye Olde Cock Inn, 848 Wilmslow Road, Manchester, M20 2RN
1 Walkershall Way, Manchester, M20 2EP
Ye Olde Cock Inn, 848 Wilmslow Road, Manchester, M20 2RN
844 - 846 Wilmslow Road, Manchester, M20 2RN
20 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
23 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
36 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
Flat 5, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 4, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
1 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
34 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
35 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
24 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
19 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
4 Turnstone Avenue, Manchester, M20 2FN
21 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
22 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
6 Turnstone Avenue, Manchester, M20 2FN
Flat 3, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 2, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 1, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 8 Chapel House, 1 Turnstone Avenue, Didsbury, M20 2EQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Didsbury St James Conservation Area 1970
Area Team Boundary - Name: SOUTH AREA

