
Re: Application number 143227/JO/2025 rejection

From [REDACTED]
Date Wed 2025-07-30 08:07
To Robert Griffin <[REDACTED]>

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Hi Rob

Thank you for your response.

Sorry I replied on my work email. I am a local resident

[REDACTED]
[REDACTED]

Many thanks

[REDACTED]

From: Robert Griffin <[REDACTED]>
Sent: 29 July 2025 17:12
To: [REDACTED]
Subject: Re: Application number 143227/JO/2025 rejection

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Dear [REDACTED],

We will accept comments on the above application up to the 31st July 2025. If, when responding you can also confirm if the comments are those of the [REDACTED] I would be grateful.

Regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

e: [REDACTED]

From: [REDACTED]

Sent: Tuesday, July 29, 2025 17:02

To: Robert Griffin <[REDACTED]>

Subject: Application number 143227/JO/2025 rejection

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Hi

I received a letter regarding the planning application-Application number 143227/JO/2025.

I attempted to access this on my mobile device but could not get it to work a few weeks ago. I have just got round to trying to access this on my laptop to find out that comments were required by 21/7.

Am I able to add any comments in after this date please?

I would not like to reject the plans to increase building height. The site will already look out of place by the Boulevard deli, the building work already in place is visible from Princess parkway and is above that of the office block across from it. This development has already caused uproar due to the lack of parking included in the planning permissions which was accepted anyway ignoring all the residents concerns.

Many thanks

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

** *****

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Re: 143227/JO/2025

From [REDACTED]
Date Sun 2025-07-27 23:14
To Robert Griffin <[REDACTED]>

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Dear Rob Griffin,

Thank you for your email. I am writing as a concerned resident.

Yours sincerely,

[REDACTED]

Sent from [Outlook for Android](#)

From: Robert Griffin <[REDACTED]>
Sent: Tuesday, July 22, 2025 9:55:24 AM
To: Jenny Beaver <[REDACTED]>
Subject: Re: 143227/JO/2025

Dear Jenny Beaver,
Are you able to clarify whether your comments are submitted on behalf of [REDACTED] or are made as a resident.

Regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

e: [REDACTED]

From: [REDACTED]
Sent: Monday, July 21, 2025 23:52

To: Robert Griffin <[REDACTED]>
Subject: 143227/JO/2025

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Dear Robert Griffin,

I write to you regarding application number 143227/JO/2025. I am strongly opposed to the application for several reasons:

Firstly, I find the proposed increase in height absolutely outrageous. (I assume the application for this is retrospective given that the building is nearly finished.) The original plans put the building at a height that is totally out of scale with the surrounding area. Moreover, it towers over neighbouring properties and blocks a significant amount of their natural light – any height additional to that in the original plans would block more light, which is not acceptable. It appears that the proposal for increased height is due to errors in the original design.

Secondly, I am appalled by the proposal to remove the Green Wall. The inclusion of a green wall was a key feature in the original plans and the proposal to remove it from the plans seems, again, to be due to developer errors. Building the development without the green wall would make the site even less visually appealing.

Thirdly, I am concerned that the introduction of a 24/7 transformer will be a constant source of noise pollution for neighbouring properties. It appears that there has been no assessment of this new noise source. As residents of a neighbouring property, we have had to put up with noise from the building site generator. We have found this to be very intrusive and are extremely concerned about the impact of a constant low-frequency noise.

In summary, I was shocked to read the proposed changes which would serve to make an already poorly planned development even more problematic for the local area.

Yours sincerely,

[REDACTED]

[REDACTED]

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Planning Application 143227/JO/2025

From [REDACTED]
Date Mon 2025-07-21 14:30
To Robert Griffin <[REDACTED]>

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Dear Mr Griffin,

As a Didsbury Point property owner and resident, I write to offer my comments on the above referenced planning application.

It is evident that Manchester City Council don't take planning applications, and enforcement of agreements especially seriously.

The building in question has already been erected. To suggest that the developers are now asking for permission to build it 1m higher is a complete charade. Is there any situation in which you will say 'no' to this request?

The removal of the 'green wall' is also a complete bait and switch from the developer from their initial stance to curry favour with the authority. To suggest that green walls represent a fire hazard is akin to suggesting every tree, plant and greenland within a neighbourhood are a fire hazard. Let's be honest, this is another example of the developer cutting costs and making a mockery of the planning agreement they entered into.

I'm assuming Mr Griffin, you will respond to this message with an obligatory, "your comments will be taken into account" and move forward with your blessing on whatever the developer has asked you for. And conditions you apply will count for nothing, as we can see from this lamely writing 'variation' application.

I'd love to be wrong. I'd love to hear and see something substantial from Manchester CC, taking a stand for the conditions that were applied to the original application. But my sense is that the council have little care for the opinions of residents, and that this project will be rubber stamped irrespective of any opinions, agreements or conditions.

I wish you well and look forward to hearing from you.

Kind Regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Objection to Planning Application 143227/JO/2025 Didsbury Point, Manchester.

Dear Mr. Griffin,

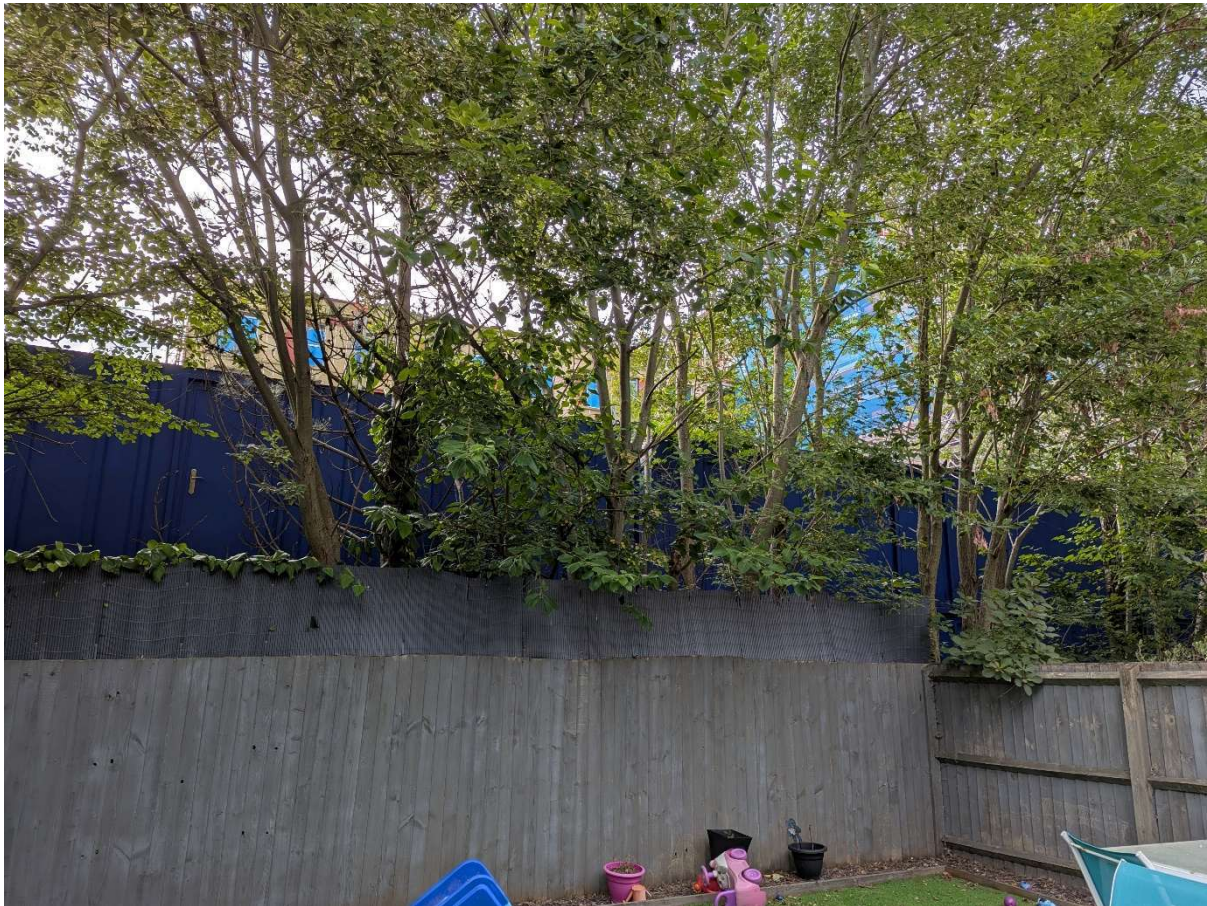
I am writing to lodge my objection to Planning Application 143227/JO/2025 at Didsbury Point, Manchester.

I live at 26 Clearwater Drive, where the rear boundary of my property adjoins the Didsbury Point development, and I am writing to register a formal objection to the Section 73 application for the variation of Condition 2 attached to the original planning permission 135235/FO/2022.

I objected to the original proposal due to the excessive scale of the structure, loss of privacy/light, increase in noise pollution, and the detrimental effect it would have on the parking situation in the local area.

This amendment is going to remove a number of revisions that were made to the original application after my initial complaint about having a dual-level car park overlooking my property and the issue of headlights beaming into my bedroom from the car park's second deck.

Below is a picture taken from my rear living room window showing the scale of the development in its current state. As can be seen, I have shipping containers towering over the rear fence, and this is the location of the green wall that was going to be built under the original application to approximately the same height.



These changes are neither minor nor technically necessary. In Item 4, the developer refers to the removal of the car park green wall, justifying it by noting that fire safety regulations for "living walls" are strict, and breaking the wall into smaller sections would be of "limited benefit."

This is a perfect example of value engineering, which the developer has attempted to frame as a technical constraint. I am perplexed as to why the developer is making these changes now. Fire regulations for green walls are not new. They should not have included a non-compliant or difficult-to-deliver feature in the original approved application.

This application suggests a lack of due diligence by the developer, which they included with the aim of inducing the approval of the original application—something they now intend to remove. A divided green wall is still vastly better than no green wall at all and would still soften the visual impact of a large, two-tiered car park podium.

The developer's claim that it is of "limited benefit" is subjective opinion, not fact. The visual benefit to me remains significant. Furthermore, the developer's promise of "additional areas of level planting" is vague and insufficient. A green wall serves a specific purpose: vertical greening to mitigate the impact of a large, unattractive facade. Ground-level planting elsewhere on the site will not achieve this and cannot, in any case, be enforced in terms of maintenance or even planting. Furthermore, the developer does not include specifics regarding the location of planting, its area, or how it can adequately compensate for the loss of a major visual mitigation feature of the car park. Crucially, the removal of the green wall represents a significant loss of a key mitigating feature of the original scheme.

Apart from the aesthetic aspect, the green wall would provide sound deadening to the car park, especially as the lower deck is an enclosed space. The sound of car doors will echo

and be amplified directly towards my property, and as this is a residential development, the sounds could be happening 24/7. The proposed changes make no consideration of this. I have already experienced over 12 months of noise from heavy plant, often starting at 07:30 every weekday, and this is with two stories of containers against my rear fence.

Summary

The proposed variations are not minor technical adjustments. They are significant cumulative changes that, combined, make the development substantially more harmful than the one originally approved.

Loss of visual mitigation: The removal of the green wall degrades the scheme's quality, removing a key feature that was intended to make the two-tiered car park visually acceptable. The new proposals are vague and inadequate.

New noise nuisance: The removal of the green wall degrades the sound dampening between the development and my property, and no noise assessment has been performed to define the impact of this change.

I therefore urge Manchester Council and its Planning Committee to uphold the original approval, protect the amenity of local residents, and refuse this application in its entirety.

Yours sincerely,



Application number 143227/JO/2025 Southway Housing Trust

From [REDACTED]

Date Thu 2025-07-17 19:14

To Robert Griffin <[REDACTED]>

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Dear Robert Griffin,

Thank you for your letter of the 30 June 2025.

I write to register my objection to the planning variation application and I would be grateful if you would take my views into consideration when making your decision.

I am a homeowner at Didsbury Point and my garden backs on to the development.

The original proposal for a part-8, part-6 storey building was approved against significant local opposition due to its excessive scale, massing, and negative impact on residential amenities. The variations now proposed are not minor amendments; they represent a significant and material worsening of an already harmful development. The justifications provided by the applicant are weak, self-serving, and seek to excuse the Developer's own design failings at the expense of local residents' and homeowners' quality of life.

My objections are based on the following material planning considerations:

1. Unacceptable Increase in Building Height and Resulting Harm to Amenity Item 5: The Two Height Increases (Total: 995mm)

This issue is critical. The Developers have tried to justify a nearly 1-meter increase in height by breaking it down into smaller technical points. The Technical Summary (Page 14) of the Didsbury Point Amendments Workbook states in Item 5 – "The Increase in height to lower blocks - The 1st floor level was raised 225mm due to a number of factors. A change to steel frame meant services had to be routed underneath beams and clearance within the ceiling void had to be increased. Secondly, minimum ceiling heights are required as part of HBN compliance for the medical centre and so that internal clinical spaces can function as intended. Additionally, a Daylighting and Sunlighting Assessment was carried out by GIA (report dated 25 April 2025) to BR209:2022 following these parapet height increases and summarised that "any effects are considered to be minor and acceptable in context". The next page explains in further detail the 995mm increase to the mansard roof structure." Item 5 in Detail – "Height Increase to Mansard Roof As summarised earlier in the report - the cumulative change in height has arisen from a number of factors during the technical design stage. This has ultimately increased the height to top of mansard structure by 995mm to +50925." The Developer's Justification is for a 225mm increase for steel frame/services and medical centre compliance, plus a larger increase leading to a cumulative total of 995mm (almost 3 feet 3 inches) at the mansard roof level due to "technical design." Their "Technical Design Stage" excuse is

unacceptable. The developer had a fully approved set of plans. The fact that fundamental elements like the structural frame type, service routes, and mandatory ceiling heights for the anchor tenant (the medical centre) were not correctly calculated for the original permission is poor planning on their part. Residents should not be required to suffer a worse development because of the developer's technical design errors. Cumulative Impact is Crucial: A "225mm" increase will not be in isolation; the total, cumulative increase to the mansard roof is 995mm. This is a material and significant increase, not a minor amendment. This is almost a full metre, which will have a significant impact, and an increase of this scale on an already overbearing building is unacceptable. The current structure is huge and not in keeping with the environment in which it sits, it is completely overbearing and increasing its size will make this worse.

2. Flawed Daylight & Sunlight Assessment and Unacceptable Loss of Light

The "DAYLIGHT & SUNLIGHT IMPACT ON NEIGHBOURING PROPERTIES REPORT" has explicitly identified (Executive Summary, Point 1) there will be "reductions in daylight to the surrounding properties, these are largely limited to bedrooms. Where main habitable rooms are affected, this is generally to a lesser degree and in part due to the design of surrounding properties limited available daylight without the proposed development in place." Point 15 states, "Overall, any effects are considered to be minor and acceptable in context when considered against the flexibility with which the BRE guidance is intended to be used" The most egregious aspect of this application is the attempt to downplay the confirmed loss of light. The applicant's own "Daylight & Sunlight Impact Report" (Executive Summary, Point 1) is deeply flawed in its conclusions.

- **Dismissal of Harm to Bedrooms:** The report states "reductions in daylight to the surrounding properties, these are largely limited to bedrooms." This is not a mitigating factor. Bedrooms are habitable rooms, and a loss of daylight has a significant negative impact on residential amenity, creating gloomy and oppressive living spaces. Bedrooms are defined as habitable rooms for a reason. A loss of daylight makes a room feel dark, gloomy, and oppressive. It directly impacts residential amenity and the quality of life for the people living in those rooms. Planning policy exists to protect the amenity of all habitable rooms, not just living rooms. This harm should be given full weight.
- **Perverse and Illogical Justification:** The report states at Point 15: "Overall, any effects are considered to be minor and acceptable in context when considered against the flexibility with which the BRE guidance is intended to be used", concluding that where main rooms are affected, it is "in part due to the design of surrounding properties limited available daylight without the proposed development in place." This logic is perverse. If existing properties already suffer from limited daylight, this is a compelling reason to be more protective of what little light they have, not a justification for a developer to worsen an already compromised situation. This argument must be rejected outright; it is a perverse and deeply flawed argument. The logic should be the exact opposite. The fact that some existing properties may have constraints on daylight is a reason to be more protective of the light that they currently receive. It is not a license for a new development to worsen an already compromised situation. The BRE guidelines are designed to protect a reasonable amount of light, and the developer is arguing that because properties might be already below that level taking more is acceptable. This argument should be rejected in its entirety.
- **Misuse of BRE Guidance Flexibility:** The conclusion that the effects are "acceptable in context when considered against the flexibility with which the BRE guidance is intended to be used" is a gross misapplication of planning principles. The flexibility in BRE guidance is not a tool to allow developers to make their schemes bigger and then excuse the resultant harm. The applicant chose to increase the building's height, thereby creating this additional loss of light. They cannot now claim "flexibility" to justify the negative consequences of their own voluntary design change.

In summary, the developers are attempting to declare their breach of the rules acceptable. The "flexibility" of the Building Research Establishment (BRE) guidance is not intended to be used in this

manner. "Flexibility" is intended for tight, dense urban city centres or unusual sites where meeting the guidelines is genuinely impossible. It is not intended to be used to justify a developer choosing to make their building bigger and then claiming flexibility is needed to excuse the harm this choice causes. The Developer has created the problem by increasing the building's height by nearly a metre. They are now misusing the concept of "flexibility" to justify the negative consequences of their own design change. Manchester Council should enforce the guidance, not allow "flexibility" to excuse a worse development that delivers no public benefit. My property was singled out in the original planning application due to having a significant reduction in light in the rear rooms due to the development. Increasing the height further is going to make the situation worse. The point of planning law is to protect people like myself and it should be applied on this occasion to protect me from further loss of light and enjoyment.

3. Deliberate Degradation of Scheme Quality: The Removal of the Green Wall

These changes are neither minor nor technically necessary. In Item 4, the developer refers to Removal of the Car Park Green Wall, justifying it by noting that fire safety regulations for "living walls" are strict, and breaking the wall into smaller sections would be of "limited benefit." This is perfect example of value engineering which the Developer has attempted to frame as a technical constraint. I am perplexed as to why the Developer making these changes now. Fire regulations for green walls are not new. They should not have included a non-compliant or difficult-to-deliver feature in the original approved application. This application suggests a lack of due diligence by the developer, which they included with the aim of inducing the approval of the original application - which they now intend to remove. A divided green wall is still vastly better than no green wall at all and would still soften the visual impact of a large, two-tiered car park podium. The developer's claim that it is of "limited benefit" is subjective opinion, not fact. The visual benefit to residents and the public remains significant. Furthermore, the Developer's promise of "additional areas of level planting" is vague and insufficient. A green wall serves a specific purpose: vertical greening to mitigate the impact of a large, ugly facade. Ground-level planting elsewhere on the site will not achieve this and cannot in any case be enforced in terms of maintenance or even planting. Furthermore, the Developer does not even include specifics. With regard to the location of planting, its area, and how it can adequately compensate for the loss of a major visual mitigation feature of the car park. Crucially, the removal of the green wall represents a significant loss of a key mitigating feature that made the original scheme acceptable. It is a degradation of the approved design and will result in greater harm to the neighbourhood's visual amenity. My garden backs on to the multi storey car park. Not only will this building be imposing, looming above my garden, it will be an ugly eye-sore that will dominate my garden and all aspects of the rear of my house. Additionally, people parking their cars in the car park will be effectively looking down into my garden or straight across into the bedrooms at the rear of my house, this will be a complete invasion of my privacy. By keeping the green wall it will first of all make the car park look a little less intimidating and looming and secondly provide a degree of privacy. It is essential that it remains.

4. Introduction of Unassessed Noise Pollution, Visual Clutter and Changes related to Louvred Screen Arrangement

Planning Application 143227/JO/2025 introduces new louvred screens on the north elevation to accommodate a transformer room and a repositioned bin store. Item 7 in the Technical Summary states "Amendments have been made to the north elevation to accommodate a Transformer room and repositioned Bin Store with reduced travel distance from apartments. Limits on room sizes due to sprinkler requirements and steel column positions further dictated a review of this elevation and louvred screens have been set out to create a uniform appearance." The justifications provided by the Developer are that "their limits on room sizes due to sprinkler requirements and steel column positions; these further dictated a review of this elevation and louvred screens have been set out to create a uniform appearance." The Developer also states that the louvred openings with central double doors were required "to maintain continuity and logic to the elevation to these spaces" and regarding the transformer room, a "A wider louvred screen arrangement was required as a result of

the specific technical requirements given by Electricity North West for the setting out and width of the external double doors. The transformer room had to sit within a 'structural bay' to avoid steel columns being directly within the space. As such the wider louvred screen and door set were aligned with the two windows directly above at upper floor levels." The Developer's claim that the changes regarding the louvred screens creates a "uniform appearance" is subjective industry jargon that ignores the negative visual impact of large, industrial style louvred screens. A transformer introduces a new source of 24/7, low-frequency noise (hum) into a dense residential area. The Developer's justification completely ignores the noise impact and the submitted documents offer no assessment whatsoever of this new noise source. It is vital that the council demands a full, independent Noise Impact Assessment to be conducted and reviewed before even considering this change. To approve an unassessed source of noise pollution would be a dereliction of duty and would cause demonstrable harm to residents' right to peaceful enjoyment of their homes. I note that the Developer has not included any Noise Impact Assessment and included documents provide no assessment whatsoever of this new noise source. It is imperative that the council demands a full, independent Noise Impact Assessment to be conducted and reviewed before even considering this change. To approve an unassessed source of noise pollution would be a dereliction of duty and would cause demonstrable harm to residents' right to peaceful enjoyment of their homes. Furthermore, if no specialist acoustic report been submitted to assess the noise levels from this new transformer, the Council cannot possibly make an informed decision on its impact.

Summary:

The proposed variations are not minor technical adjustments. They are cumulative significant changes that, combined, make the development substantially more harmful than the one originally approved.

Height increase: The height increase of 995mm is a significant change that materially increases the harm of the development in terms of overbearing impact, enclosure, and loss of light.

Flawed Daylight/Sunlight Justification: The Developer's own report confirms a worsening of light conditions. This loss of light to bedrooms is unacceptable and the perverse logic blaming existing homes for the harm caused by the new, larger proposal should be rejected.

Misuse of BRE Guidance: The Developer is misusing the supposed flexibility of the BRE guidelines to excuse a problem of their own making.

Loss of Visual Mitigation: The removal of the green wall is a degradation of the scheme's quality, removing a key feature that was intended to make the two-tiered car park visually acceptable. The new proposals are vague and inadequate.

New Noise Nuisance: The introduction of a transformer creates a new source of noise pollution that has not been assessed. A formal Noise Impact Assessment must be conducted before any decision can be made.

Lack of Developer Due Diligence: The justifications for these changes (fire regs, structural design, ceiling heights) relate to issues that should have been resolved at the original design stage, not after permission was granted. The fact that the Developer is attempting these changes now undermines the credibility of the entire application. The justifications provided are wholly inadequate and rely on excusing the applicant's own design failings and misinterpreting planning guidance.

Residents made their concerns made known prior to the original planning application being granted, but were completely dismissed. Part of the problem seemed to stem from the fact that the Council had already given the greenlight to this project before the plans had even been completed, making it very difficult for the Council to then raise any planning objections. I hope that on this occasion you

look at the real, impactful negative effect this development is already having on the community and do not vote to make the situation worse than it already is.

I therefore urge Manchester Council and its Planning Committee to uphold the original approval, protect the amenity of local residents, and refuse this application in its entirety.

Yours Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Application number 143227/JO/2025 Southway Housing Trust

From [REDACTED]

Date Tue 2025-07-15 22:58

To Robert Griffin <[REDACTED]>

Cc [REDACTED]

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Dear Robert Griffin,

Thank you for your letter of the 30 June 2025.

I write to register my objection to the planning variation application and I would be grateful if you would take my views into consideration when making your decision.

I am a homeowner at Didsbury Point and my garden backs on to the development.

The original proposal for a part-8, part-6 storey building was approved against significant local opposition due to its excessive scale, massing, and negative impact on residential amenities. The variations now proposed are not minor amendments; they represent a significant and material worsening of an already harmful development. The justifications provided by the applicant are weak, self-serving, and seek to excuse the Developer's own design failings at the expense of local residents' and homeowners' quality of life.

My objections are based on the following material planning considerations:

1. Unacceptable Increase in Building Height and Resulting Harm to Amenity Item 5: The Two Height Increases (Total: 995mm) This issue is critical. The Developers have tried to justify a nearly 1-meter increase in height by breaking it down into smaller technical points. The Technical Summary (Page 14) of the Didsbury Point Amendments Workbook states in Item 5 – "The Increase in height to lower blocks - The 1st floor level was raised 225mm due to a number of factors. A change to steel frame meant services had to be routed underneath beams and clearance within the ceiling void had to be increased. Secondly, minimum ceiling heights are required as part of HBN compliance for the medical centre and so that internal clinical spaces can function as intended. Additionally, a Daylighting and Sunlighting Assessment was carried out by GIA (report dated 25 April 2025) to BR209:2022 following these parapet height increases and summarised that "any effects are considered to be minor and acceptable in context". The next page explains in further detail the 995mm increase to the mansard roof structure." Item 5 in Detail – "Height Increase to Mansard Roof As summarised earlier in the report - the cumulative change in height has arisen from a number of factors during the technical design stage. This has ultimately increased the height to top of mansard structure by 995mm to +50925." The Developer's Justification is for a 225mm increase for steel frame/services and medical centre compliance, plus a larger increase leading to a cumulative total of 995mm (almost 3 feet 3 inches) at the mansard roof level due to "technical design." Their "Technical Design Stage" excuse is

unacceptable. The developer had a fully approved set of plans. The fact that fundamental elements like the structural frame type, service routes, and mandatory ceiling heights for the anchor tenant (the medical centre) were not correctly calculated for the original permission is poor planning on their part. Residents should not be required to suffer a worse development because of the developer's technical design errors. Cumulative Impact is Crucial: A "225mm" increase will not be in isolation; the total, cumulative increase to the mansard roof is 995mm. This is a material and significant increase, not a minor amendment. This is almost a full metre, which will have a significant impact, and an increase of this scale on an already overbearing building is unacceptable. The current structure is huge and not in keeping with the environment in which it sits, it is completely overbearing and increasing its size will make this worse.

2. Flawed Daylight & Sunlight Assessment and Unacceptable Loss of Light The "DAYLIGHT & SUNLIGHT IMPACT ON NEIGHBOURING PROPERTIES REPORT" has explicitly identified (Executive Summary, Point 1) there will be "reductions in daylight to the surrounding properties, these are largely limited to bedrooms. Where main habitable rooms are affected, this is generally to a lesser degree and in part due to the design of surrounding properties limited available daylight without the proposed development in place." Point 15 states, "Overall, any effects are considered to be minor and acceptable in context when considered against the flexibility with which the BRE guidance is intended to be used" The most egregious aspect of this application is the attempt to downplay the confirmed loss of light. The applicant's own "Daylight & Sunlight Impact Report" (Executive Summary, Point 1) is deeply flawed in its conclusions.

- Dismissal of Harm to Bedrooms: The report states "reductions in daylight to the surrounding properties, these are largely limited to bedrooms." This is not a mitigating factor. Bedrooms are habitable rooms, and a loss of daylight has a significant negative impact on residential amenity, creating gloomy and oppressive living spaces. Bedrooms are defined as habitable rooms for a reason. A loss of daylight makes a room feel dark, gloomy, and oppressive. It directly impacts residential amenity and the quality of life for the people living in those rooms. Planning policy exists to protect the amenity of all habitable rooms, not just living rooms. This harm should be given full weight.
- Perverse and Illogical Justification: The report states at Point 15: "Overall, any effects are considered to be minor and acceptable in context when considered against the flexibility with which the BRE guidance is intended to be used", concluding that where main rooms are affected, it is "in part due to the design of surrounding properties limited available daylight without the proposed development in place." This logic is perverse. If existing properties already suffer from limited daylight, this is a compelling reason to be more protective of what little light they have, not a justification for a developer to worsen an already compromised situation. This argument must be rejected outright; it is a perverse and deeply flawed argument. The logic should be the exact opposite. The fact that some existing properties may have constraints on daylight is a reason to be more protective of the light that they currently receive. It is not a license for a new development to worsen an already compromised situation. The BRE guidelines are designed to protect a reasonable amount of light, and the developer is arguing that because properties might be already below that level taking more is acceptable. This argument should be rejected in its entirety.
- Misuse of BRE Guidance Flexibility: The conclusion that the effects are "acceptable in context when considered against the flexibility with which the BRE guidance is intended to be used" is a gross misapplication of planning principles. The flexibility in BRE guidance is not a tool to allow developers to make their schemes bigger and then excuse the resultant harm. The applicant chose to increase the building's height, thereby creating this additional loss of light. They cannot now claim "flexibility" to justify the negative consequences of their own voluntary design change. In summary the developers are attempting to declare their breach of the rules acceptable. The "flexibility" of the Building Research Establishment (BRE) guidance is not intended to be used in this manner.
- o "Flexibility" is intended for tight, dense urban city centres or unusual sites where meeting the guidelines is genuinely impossible. It is not intended to be used to justify a developer choosing to make their building bigger and then claiming flexibility is needed to excuse the harm this choice causes. The Developer has created the problem by increasing the building's height by nearly a metre. They are now misusing the concept of "flexibility" to justify the negative consequences of their own design change. Manchester Council should enforce the guidance, not allow "flexibility" to excuse a worse development that delivers no public benefit. My property was singled out in the

original planning application due to having a significant reduction in light in the rear rooms due to the development. Increasing the height further is going to make the situation worse. The point of planning law is to protect people like myself and it should be applied on this occasion to protect me from further loss of light and enjoyment.

3. Deliberate Degradation of Scheme Quality: The Removal of the Green Wall These changes are neither minor nor technically necessary. In Item 4, the developer refers to Removal of the Car Park Green Wall, justifying it by noting that fire safety regulations for "living walls" are strict, and breaking the wall into smaller sections would be of "limited benefit." This is perfect example of value engineering which the Developer has attempted to frame as a technical constraint. I am perplexed as to why the Developer making these changes now. Fire regulations for green walls are not new. They should not have included a non-compliant or difficult-to-deliver feature in the original approved application. This application suggests a lack of due diligence by the developer, which they included with the aim of inducing the approval of the original application - which they now intend to remove. A divided green wall is still vastly better than no green wall at all and would still soften the visual impact of a large, two-tiered car park podium. The developer's claim that it is of "limited benefit" is subjective opinion, not fact. The visual benefit to residents and the public remains significant. Furthermore, the Developer's promise of "additional areas of level planting" is vague and insufficient. A green wall serves a specific purpose: vertical greening to mitigate the impact of a large, ugly facade. Ground-level planting elsewhere on the site will not achieve this and cannot in any case be enforced in terms of maintenance or even planting. Furthermore, the Developer does not even include specifics. With regard to the location of planting, its area, and how it can adequately compensate for the loss of a major visual mitigation feature of the car park. Crucially, the removal of the green wall represents a significant loss of a key mitigating feature that made the original scheme acceptable. It is a degradation of the approved design and will result in greater harm to the neighbourhood's visual amenity. My garden backs on to the multi storey car park. Not only will this building be imposing, looming above my garden, it will be an ugly eye-sore that will dominate my garden and all aspects of the rear of my house. Additionally, people parking their cars in the car park will be effectively looking down into my garden or straight across into the bedrooms at the rear of my house, this will be a complete invasion of my privacy. By keeping the green wall it will first of all make the car park look a little less intimidating and looming and secondly provide a degree of privacy. It is essential that it remains.

4. Introduction of Unassessed Noise Pollution, Visual Clutter and Changes related to Louvred Screen Arrangement Planning Application 143227/JO/2025 introduces new louvred screens on the north elevation to accommodate a transformer room and a repositioned bin store. Item 7 in the Technical Summary states "Amendments have been made to the north elevation to accommodate a Transformer room and repositioned Bin Store with reduced travel distance from apartments. Limits on room sizes due to sprinkler requirements and steel column positions further dictated a review of this elevation and louvred screens have been set out to create a uniform appearance." The justifications provided by the Developer are that "their limits on room sizes due to sprinkler requirements and steel column positions; these further dictated a review of this elevation and louvred screens have been set out to create a uniform appearance." The Developer also states that the louvred openings with central double doors were required "to maintain continuity and logic to the elevation to these spaces" and regarding the transformer room, a "A wider louvred screen arrangement was required as a result of the specific technical requirements given by Electricity North West for the setting out and width of the external double doors. The transformer room had to sit within a 'structural bay' to avoid steel columns being directly within the space. As such the wider louvred screen and door set were aligned with the two windows directly above at upper floor levels." The Developer's claim that the changes regarding the louvred screens creates a "uniform appearance" is subjective industry jargon that ignores the negative visual impact of large, industrial style louvred screens. A transformer introduces a new source of 24/7, low-frequency noise (hum) into a dense residential area. The Developer's justification completely ignores the noise impact and the submitted documents offer no assessment whatsoever of this new noise source. It is vital that the council demands a full, independent Noise Impact Assessment to be conducted and reviewed

before even considering this change. To approve an unassessed source of noise pollution would be a dereliction of duty and would cause demonstrable harm to residents' right to peaceful enjoyment of their homes. I note that the Developer has not included any Noise Impact Assessment and included documents provide no assessment whatsoever of this new noise source. It is imperative that the council demands a full, independent Noise Impact Assessment to be conducted and reviewed before even considering this change. To approve an unassessed source of noise pollution would be a dereliction of duty and would cause demonstrable harm to residents' right to peaceful enjoyment of their homes. Furthermore, if no specialist acoustic report been submitted to assess the noise levels from this new transformer, the Council cannot possibly make an informed decision on its impact.

Summary:

The proposed variations are not minor technical adjustments. They are cumulative significant changes that, combined, make the development substantially more harmful than the one originally approved.

Height increase: The height increase of 995mm is a significant change that materially increases the harm of the development in terms of overbearing impact, enclosure, and loss of light.

Flawed Daylight/Sunlight Justification: The Developer's own report confirms a worsening of light conditions. This loss of light to bedrooms is unacceptable and the perverse logic blaming existing homes for the harm caused by the new, larger proposal should be rejected.

Misuse of BRE Guidance: The Developer is misusing the supposed flexibility of the BRE guidelines to excuse a problem of their own making.

Loss of Visual Mitigation: The removal of the green wall is a degradation of the scheme's quality, removing a key feature that was intended to make the two-tiered car park visually acceptable. The new proposals are vague and inadequate.

New Noise Nuisance: The introduction of a transformer creates a new source of noise pollution that has not been assessed. A formal Noise Impact Assessment must be conducted before any decision can be made.

Lack of Developer Due Diligence: The justifications for these changes (fire regs, structural design, ceiling heights) relate to issues that should have been resolved at the original design stage, not after permission was granted. The fact that the Developer is attempting these changes now undermines the credibility of the entire application. The justifications provided are wholly inadequate and rely on excusing the applicant's own design failings and misinterpreting planning guidance.

Residents made their concerns made known prior to the original planning application being granted, but were completely dismissed. Part of the problem seemed to stem from the fact that the Council had already given the greenlight to this project before the plans had even been completed, making it very difficult for the Council to then raise any planning objections. I hope that on this occasion you look at the real, impactful negative effect this development is already having on the community and do not vote to make the situation worse than it already is.

I therefore urge Manchester Council and its Planning Committee to uphold the original approval, protect the amenity of local residents, and refuse this application in its entirety.

Yours Sincerely,

[Redacted Signature]

[REDACTED]

[REDACTED]

Formal and Strongest Possible Objection to Planning Application 143227/JO/2025 at Didsbury Point, Manchester.

From [REDACTED]

Date Thu 2025-07-03 22:25

To Robert Griffin <[REDACTED]>

 1 attachment (45 KB)

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You don't often get email from [REDACTED] [Learn why this is important](#)

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Mr Griffin,

I write to you in your capacity as Case Officer for Planning Application 143227/JO/2025 at Didsbury Point, Manchester.

I am a homeowner at Didsbury Point and I am writing to register my most serious and formal objection to the Section 73 application for the variation of Condition 2 attached to the original planning permission 135235/FO/2022.

The original proposal for a part-8, part-6 storey building was approved against significant local opposition due to its excessive scale, massing, and negative impact on residential amenities. The variations now proposed are not minor amendments; they represent a significant and material worsening of an already harmful development. The justifications provided by the applicant are weak, self-serving, and seek to excuse the Developer's own design failings at the expense of local residents' and homeowners' quality of life.

My objections are based on the following material planning considerations:

1. Unacceptable Increase in Building Height and Resulting Harm to Amenity.
Item 5: The Two Height Increases (Total: 995mm).

- This issue is critical. The Developers have tried to justify a nearly 1-meter increase in height by breaking it down into smaller technical points.

The Technical Summary (Page 14) of the Didsbury Point Amendments Workbook states in Item 5 – "The Increase in height to lower blocks - The 1st floor level was raised 225mm due to a number of factors. A change to steel frame meant services had to be routed underneath beams and clearance within the ceiling void had to be increased. Secondly, minimum ceiling heights are required as part

of HBN compliance for the medical centre and so that internal clinical spaces can function as intended. Additionally, a Daylighting and Sunlighting Assessment was carried out by GIA (report dated 25 April 2025) to BR209:2022 following these parapet height increases and summarised that "any effects are considered to be minor and acceptable in context". The next page explains in further detail the 995mm increase to the mansard roof structure." Item 5 in Detail – "Height Increase to Mansard Roof As summarised earlier in the report - the cumulative change in height has arisen from a number of factors during the technical design stage. This has ultimately increased the height to top of mansard structure by 995mm to +50925."

The Developer's Justification is for a 225mm increase for steel frame/services and medical centre compliance, plus a larger increase leading to a cumulative total of 995mm (almost 3 feet 3 inches) at the mansard roof level due to "technical design."

Their "Technical Design Stage" excuse is unacceptable. The developer had a fully approved set of plans. The fact that fundamental elements like the structural frame type, service routes, and mandatory ceiling heights for the anchor tenant (the medical centre) were not correctly calculated for the original permission is poor planning on their part. Residents should not be required to suffer a worse development because of the developer's technical design errors.

Cumulative Impact is Crucial: A "225mm" increase will not be in isolation; the total, cumulative increase to the mansard roof is 995mm. This is a material and significant increase, not a minor amendment. This is almost a full metre, which will have a significant impact, and an increase of this scale on an already overbearing building is unacceptable.

2. Flawed Daylight & Sunlight Assessment and Unacceptable Loss of Light

The "DAYLIGHT & SUNLIGHT IMPACT ON NEIGHBOURING PROPERTIES REPORT" has explicitly identified (Executive Summary, Point 1) there will be "reductions in daylight to the surrounding properties, these are largely limited to bedrooms. Where main habitable rooms are affected, this is generally to a lesser degree and in part due to the design of surrounding properties limited available daylight without the proposed development in place." Point 15 states, "Overall, any effects are considered to be minor and acceptable in context when considered against the flexibility with which the BRE guidance is intended to be used"

The most egregious aspect of this application is the attempt to downplay the confirmed loss of light. The applicant's own "Daylight & Sunlight Impact Report" (Executive Summary, Point 1) is deeply flawed in its conclusions.

- **Dismissal of Harm to Bedrooms:** The report states "reductions in daylight to the surrounding properties, these are largely limited to bedrooms." This is not a mitigating factor. Bedrooms are habitable rooms, and a loss of daylight has a significant negative impact on residential amenity, creating gloomy and oppressive living spaces. Bedrooms are defined as habitable rooms for a reason. A loss of daylight makes a room feel dark, gloomy, and oppressive. It directly impacts residential amenity and the quality of life for the people living in those rooms. Planning policy exists to protect the amenity of all habitable rooms, not just living rooms. This harm should be given full weight.

- **Perverse and Illogical Justification:** The report states at Point 15: "Overall, any effects are considered to be minor and acceptable in context when considered against the flexibility with which the BRE guidance is intended to be used", concluding that where main rooms are affected, it is "in part due to the design of surrounding properties limited available daylight without the proposed development in place." This logic is perverse. If existing properties already suffer from limited daylight, this is a compelling reason to be more protective of what little light they have, not

a justification for a developer to worsen an already compromised situation. This argument must be rejected outright; it is a perverse and deeply flawed argument. The logic should be the exact opposite. The fact that some existing properties may have constraints on daylight is a reason to be more protective of the light that they currently receive. It is not a license for a new development to worsen an already compromised situation. The BRE guidelines are designed to protect a reasonable amount of light, and the developer is arguing that because properties might be already below that level taking more is acceptable. This argument should be rejected in its entirety.

- **Misuse of BRE Guidance Flexibility:** The conclusion that the effects are "acceptable in context when considered against the flexibility with which the BRE guidance is intended to be used" is a gross misapplication of planning principles. The flexibility in BRE guidance is not a tool to allow developers to make their schemes bigger and then excuse the resultant harm. The applicant chose to increase the building's height, thereby creating this additional loss of light. They cannot now claim "flexibility" to justify the negative consequences of their own voluntary design change.

In summary the developers are attempting to declare their breach of the rules acceptable. The "flexibility" of the Building Research Establishment (BRE) guidance is not intended to be used in this manner.

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- o The Developer has created the problem by increasing the building's height by nearly a metre. They are now misusing the concept of "flexibility" to justify the negative consequences of their own design change. Manchester Council should enforce the guidance, not allow "flexibility" to excuse a worse development that delivers no public benefit.

3. Deliberate Degradation of Scheme Quality: The Removal of the Green Wall

- These changes are neither minor nor technically necessary.

In Item 4, the developer refers to Removal of the Car Park Green Wall, justifying it by noting that fire safety regulations for "living walls" are strict, and breaking the wall into smaller sections would be of "limited benefit." This is perfect example of value engineering which the Developer has attempted to frame as a technical constraint.

I am perplexed as to why the Developer making these changes now. Fire regulations for green walls are not new. They should not have included a non-compliant or difficult-to-deliver feature i in the original approved application. This application suggests a lack of due diligence by the developer, which they included with the aim of inducing the approval of the original application - which they now intend to remove.

A divided green wall is still vastly better than no green wall at all and would still soften the visual impact of a large, two-tiered car park podium. The developer's claim that it is of "limited benefit" is subjective opinion, not fact. The visual benefit to residents and the public remains significant.

Furthermore, the Developer's promise of "additional areas of level planting" is vague and insufficient. A green wall serves a specific purpose: vertical greening to mitigate the impact of a large, ugly facade. Ground-level planting elsewhere on the site will not achieve this and cannot in any case be enforced in terms of maintenance or even planting. Furthermore, the Developer does not even include specifics. With regard to the location of planting, its area, and how it can adequately compensate for the loss of a major visual mitigation feature of the car park.

Crucially, the removal of the green wall represents a significant loss of a key mitigating feature that made the original scheme acceptable. It is a degradation of the approved design and will result in greater harm to the neighbourhood's visual amenity.

4. Introduction of Unassessed Noise Pollution, Visual Clutter and Changes related to Louvred Screen Arrangement

Planning Application 143227/JO/2025 introduces new louvred screens on the north elevation to accommodate a transformer room and a repositioned bin store.

Item 7 in the Technical Summary states "Amendments have been made to the north elevation to accommodate a Transformer room and repositioned Bin Store with reduced travel distance from apartments. Limits on room sizes due to sprinkler requirements and steel column positions further dictated a review of this elevation and louvred screens have been set out to create a uniform appearance." The justifications provided by the Developer are that "their limits on room sizes due to sprinkler requirements and steel column positions; these further dictated a review of this elevation and louvred screens have been set out to create a uniform appearance." The Developer also states that the louvred openings with central double doors were required "to maintain continuity and logic to the elevation to these spaces" and regarding the transformer room, a "A wider louvred screen arrangement was required as a result of the specific technical requirements given by Electricity North West for the setting out and width of the external double doors. The transformer room had to sit within a 'structural bay' to avoid steel columns being directly within the space. As such the wider louvred screen and doorset were aligned with the two windows directly above at upper floor levels."

The Developer's claim that the changes regarding the louvred screens creates a "uniform appearance" is subjective industry jargon that ignores the negative visual impact of large, industrial style louvred screens.

A transformer introduces a new source of 24/7, low-frequency noise (hum) into a dense residential area. The Developer's justification completely ignores the noise impact and the submitted documents offer no assessment whatsoever of this new noise source.

It is vital that the council demands a full, independent Noise Impact Assessment to be conducted and reviewed before even considering this change. To approve an unassessed source of noise pollution would be a dereliction of duty and would cause demonstrable harm to residents' right to peaceful enjoyment of their homes. I note that the Developer has not included any Noise Impact Assessment and included documents provide no assessment whatsoever of this new noise source. It is imperative that the council demands a full, independent Noise Impact Assessment to be conducted and reviewed before even considering this change. To approve an unassessed source of noise pollution would be a dereliction of duty and would cause demonstrable harm to residents' right to peaceful enjoyment of their homes. Furthermore, if no specialist acoustic report been submitted to assess the noise levels from this new transformer, the Council cannot possibly make an informed decision on its impact.

Summary

The proposed variations are not minor technical adjustments. They are cumulative significant changes that, combined, make the development substantially more harmful than the one originally approved.

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Misuse of BRE Guidance: The Developer is misusing the supposed flexibility of the BRE guidelines to excuse a problem of their own making.

Loss of Visual Mitigation: The removal of the green wall is a degradation of the scheme's quality, removing a key feature that was intended to make the two-tiered car park visually acceptable. The new proposals are vague and inadequate.

New Noise Nuisance: The introduction of a transformer creates a new source of noise pollution that has not been assessed. A formal Noise Impact Assessment must be conducted before any decision can be made.

Lack of Developer Due Diligence: The justifications for these changes (fire regs, structural design, ceiling heights) relate to issues that should have been resolved at the original design stage, not after permission was granted. The fact that the Developer is attempting these changes now undermines the credibility of the entire application.

The justifications provided are wholly inadequate and rely on excusing the applicant's own design failings and misinterpreting planning guidance. I therefore urge Manchester Council and its Planning Committee to uphold the original approval, protect the amenity of local residents, and refuse this application in its entirety.

Yours Sincerely,

[Redacted signature block]

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[REDACTED]
[REDACTED]
[REDACTED]

20th July 2025

Objection to Planning Application 143227/JO/2025 Didsbury Point, Manchester

Dear Mr. Griffin,

I am writing to express my opposition to Planning Application 143227/JO/2025 at Didsbury Point, Manchester.

I reside at [REDACTED], directly behind the new Didsbury Point development, and wish to formally object to the Section 73 application seeking to amend Condition 2 attached to the original planning permission 135235/FO/2022.

My initial objection to this development was based on serious concerns regarding the project's scale, privacy, noise levels, light, air pollution and parking issues giving the existing challenges in the vicinity.

Right to privacy

The current amendment blatantly disregards these critical issues by removing several revisions made after my initial complaints, including the problematic dual-level car park overlooking my property, providing users with direct visibility into the back bedrooms of my home.

This oversight is unacceptable and demonstrates a lack of consideration for the community's well-being and adversely impacting my right to privacy.

A photograph from my rear living room window, on the lower ground level of my home, illustrates the development's current scale, with temporary shipping containers towering above my rear fence.

To note, the trees visible are not evergreen.



The changes proposed are neither minor nor necessary.

The developer's justification for removing the green wall, citing fire safety regulations as a limiting factor, seems to be a form of value engineering rather than a genuine constraint. Fire regulations for green walls are established and not new, and such features should have been included in the original application when proposed.

Visual and noise mitigation

This suggests a lack of due diligence by the developer, who initially included the green wall to mitigate visual impact but now seeks to remove it. A divided green wall would still provide visual and environmental benefits, softening the appearance of the large car park structure.

The developer's assertion, without consulting the residents whose homes it directly affects, is that the green wall's benefit is "limited" is subjective and clearly based on economics. The visual impact remains significant, and the vague promise of additional planting does not, in anyway, compensate for the loss of the green wall, which serves a specific purpose in reducing both the visual and acoustic impact of the development, this latter scientifically documented/proven by numerous acoustic industry specialists.

Beyond aesthetics, the green wall would contribute to noise reduction, especially for the enclosed lower deck of the car park. The removal of this feature raises concerns about increased noise pollution, which have not been assessed.

In summary, the proposed changes are substantial and cumulatively increase the development's negative impact.

The removal of the green wall diminishes visual mitigation (privacy) and noise reduction, and the lack of any detailed planning assessment is most concerning and questionable.

I'd like to see Manchester City Council uphold the original approval, safeguard residents' right to privacy, mitigate noise pollution, and reject this application entirely.

Your sincerely

