MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142763/FH/2025
Date registered valid:	22 April 2025
Proposal:	Installation of a loft conversion with gable roof alteration and rooflights together with the construction of a single storey outbuilding for ancillary use, with associated landscaping and boundary works including new access gate
Address:	72 Bloomesbury Avenue, Manchester, M20 2BN
Ward(s):	Didsbury East Ward
Applicant:	Ms Tasleem Hirani
Agent (if any):	Mr Curtis Martyn, EOHMA Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**6th August 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 May 2025

Standard consultations: Printed: 22 May 2025 Expired: 13 June 2025

Neighbour notifications: Printed: 9 May 2025 Expired: 31 May 2025

Site notice: Posted: 13 May 2025 Expired: 4 June 2025

Press advert: Published: 13 May 2025 Expired: 4 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: Not applicable

The application relates to a new built detached dwelling within the Didsbury St James Conservation and within the setting of two listed buildings 803 and 805 Wilmslow Road. The existing building is a contemporary red brick detached residential dwelling, with ground floor projecting square bays at the rear which face onto Wilmslow Road and tall central gable fronting Bloomsbury Avenue. The dwelling is the end property to a private cul-de-sac Bloomsbury Avenue comprising a small estate of new built detached properties.

The building is of a simple contemporary style that is subservient to the adjacent listed buildings (803 and 805 Wilmslow Road) and ensures the latter stand out as landmark buildings in the street scene with intervening landscape which softens the setting. The building lies close to the village core of the Conservation Area and thereby regard is required to conserve or enhance the special character of the Conservation Area.

The St James Conservation Area is characterised by its leafy and wooded character with buildings constructed predominantly in red brick with slate roofs, in a range of architectural styles. This character is clearly reflected in a number of listed buildings including numbers 807 and 809 Wilmslow Road adjacent to the site. Key features of the listed buildings include stone balcony, ornamental half timbering to gable and steeply pitched rooflines.













Description of area

Bloomesbury Avenue is a residential cul-de-sac situated within the Didsbury East ward of Manchester, close to Fletcher Moss Botanical Garden, Wilmslow Road (A5145), and Parsonage Gardens. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the installation of a loft conversion with gable roof alteration and rooflights together with the construction of a single storey outbuilding for ancillary use, with associated landscaping and boundary works including new access gate

Planning history

119815/FH/2018 - Installation of 4.5m x 3m garden shed at the end of the garden – Application returned.

122516/FH/2019 - Erection of single storey side extension – Approved (26.03.2019).

135645/TCA/2022 - Works to tree - proposed felling of Beech tree in rear garden adjacent to Wilmslow Rd – Refused (21.12.2022).

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

Highways made no objection to the proposal, indicating that no highway concerns in terms of safety and capacity are considered likely to arise. Further to this, **Highways** indicated that there were no concerns regarding vehicular build up on-street. Comments were made in relation to all fencing/railings adjacent to the adopted highway being visually permeable from a distance of 600mm upwards as well as the current refuse servicing arrangements continuing as existing.

Cadent Gas made no objection to the proposal, requesting an informative note be attached to any approval.

Neighbourhood Team Leader (Arboriculture) made no objection to the proposal, subject to the submitted Arboricultural Impact Assessment being adhered to.

Policies

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, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste
- Policy EN3 – Heritage

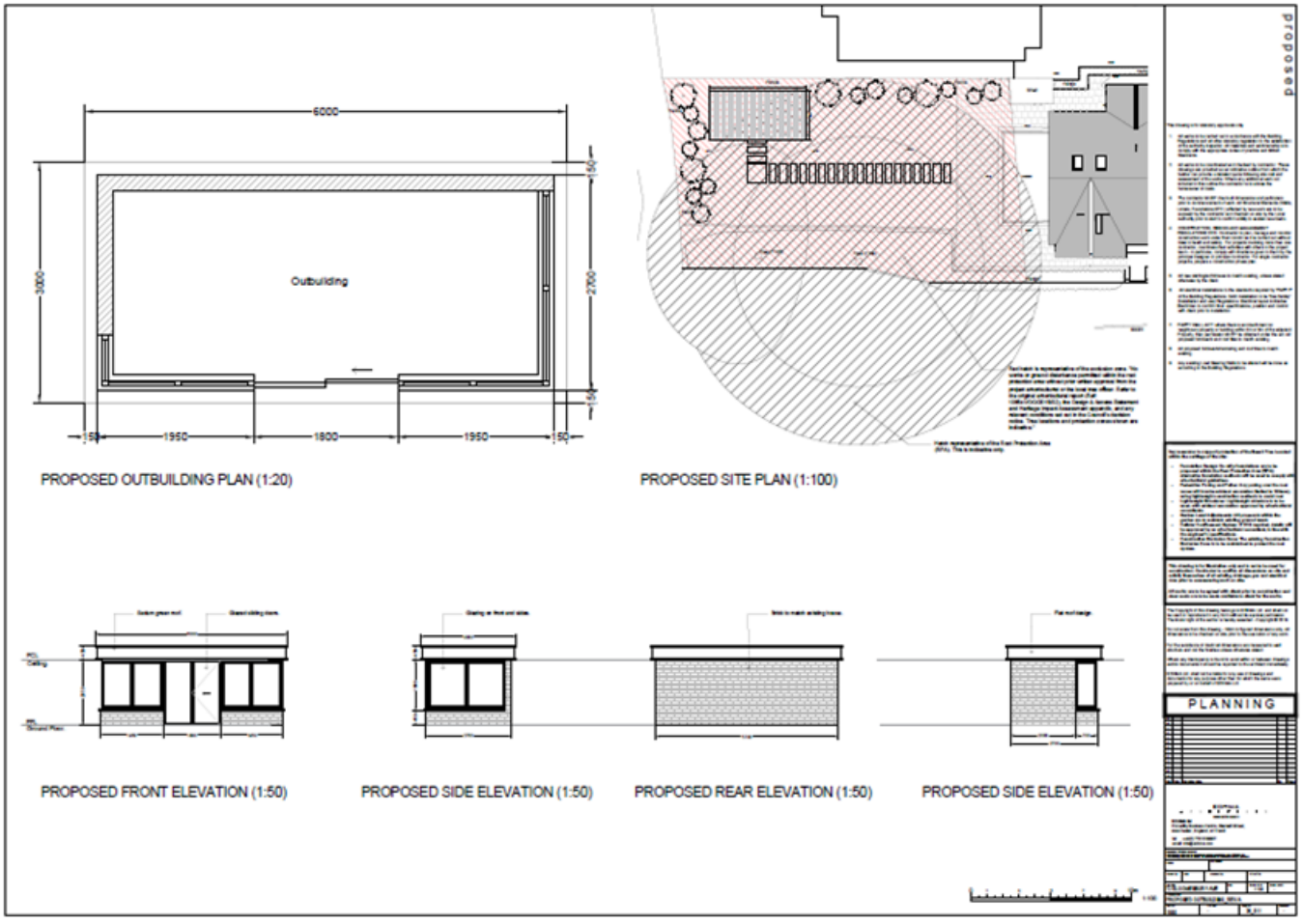
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage



Submitted existing and proposed elevations of dwellinghouse



Submitted proposed plans and elevations of outbuilding

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of installing a loft conversion with a gable roof alteration and rooflights, together with a single storey outbuilding with associated landscaping and boundary works including new access gate to provide additional and improved living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, parking and the St James Conservation Area.

Siting, scale, and massing – the gable roof alteration would be sited on the south-facing roof slope of the host dwellinghouse, centred around the projecting bay window. It would measure to 4.855m in length/depth, 5.156m in width and 3.196m in height, set at the same level as the existing ridge with eaves to match the existing dwellinghouse.

The outbuilding would be sited in the northwestern corner of the existing garden space. It would measure to 3m in length/depth, 6m in width, with a flat roof height of 2.5m. A gap of 0.775m would be maintained to the boundary shared with No.70 Bloomesbury Avenue and a gap of 2.282m would be maintained to No.809 Wilmslow Road (Grade II listed building).

The overall siting, scale, and massing of the proposal is considered to be acceptable as the gable roof alteration and outbuilding are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the side and rear.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the gable roof alteration would feature traditional-style timber detailing to its south-facing elevation, referencing both adjacent historic buildings and recently approved neighbouring developments (e.g., No.1 Skylark Close, No.805, No.807, and No.809 Wilmslow Road) in addition to a slate roof to match the existing dwellinghouse, and a faux railings-style Juliet balcony at first-floor level.

The outbuilding would utilise brickwork to match the existing dwellinghouse in addition to a sedum roof to integrate sensitively with the landscape and grey aluminium-framed window and doors. Its northern elevation would be blank, whilst its eastern elevation would feature 2no. panels of glazing. Its southern elevation would feature 4no. panels of glazing and a set of sliding doors, whilst its western elevation would feature 1no. glazing panel. Its roof would be blank.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale.

Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however, their use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the developments do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the developments therefore accords with policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Impact upon designated assets – the application property is viewed as part of the street scene within the setting of the adjacent Grade II listed building (No.409 Wilmslow Road) and is visually prominent along Wilmslow Road.

The proposed half-timbered ornamental gable would be centred on the ground floor bay and would complement the style of similar buildings in the area (e.g., No.1 Skylark Close, No.805, No.807, and No.809 Wilmslow Road). There would be an obvious visual enlargement as a result of this alteration, however, overall this intervention is considered to be proportionate to the dwelling and plot size, retaining the generous open space to the side of the property.

Some concerns were raised in regard to the impact of the proposed outbuilding upon the adjacent Grade II listed buildings as its sizing and siting would result in built form being brought closer to the nearby listed buildings thereby diminishing the generous sense of space between the sites. However, given that a gap of 2.282m would be maintained to the boundary shared with the listed building, with the outbuilding featuring a maximum height of 2.5m and largely screened from view by the existing high-level boundary treatment and soft planting proposed as part of the current scheme, this is not considered to be unduly harmful. The proposed green roof would further mitigate the outbuilding's visual impact, ensuring that it causes less than substantial harm to the designated assets that are outweighed by the benefits of the proposal.

The proposal is therefore considered to accord with paragraph 202 of the NPPF, which stipulates that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use", as well as policy DC18 of the UDP, policy EN3 of the Core Strategy and policy JP-P2 of Places for Everyone. The proposal would provide benefits in the form of improved and enlarged living accommodation for the property's occupiers, which would outweigh the less than substantial harm (at the lower end of the scale) caused to the designated assets as a result of the works.

Residential amenity – the gable alteration's siting on the roof of the property, set at the same level as the existing ridge with subservient dimensions to the host dwellinghouse and away from neighbouring residential properties should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. It would not feature any areas of additional glazing. As such, issues associated with overlooking and loss of privacy are not anticipated.

Given that the outbuilding would be single storey with a maximum roof height of 2.5m and adequate gaps maintained to the plot's shared boundaries (ranging from 0.775m to 2.282m), it is considered that it would not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank northern elevation (in proximity to the plot's shared boundaries) should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works. The windows in its eastern, southern, and western elevations would be sited a sufficient distance away from the shared boundaries to avoid infringing upon the privacy of neighbouring occupiers.

The proposal therefore accords with policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Boundary treatment and access – the proposed boundary treatments aim to improve privacy, security, and integration with the surrounding conservation area.

Existing boundary fences will be replaced or upgraded with high-quality vertical timber slatted panels to match existing.

A new access gate will be installed to the Bloomesbury Avenue boundary, constructed in matching ironmongery a simple, robust design to ensure security while remaining visually discreet. No highways concerns are anticipated as the gates would be of a railings style, visually permeable, and would not impede the adjacent public footpath or highway as they would not open outwards.

Soft planting along boundary lines will further soften the visual impact.

No changes are proposed to the Wilmslow Road boundary. All materials have been selected for their durability, appearance, and compatibility with the conservation setting.

Trees – concerns were raised in relation to the outbuilding's potential to impact the existing mature tree present along the plot's southern boundary along Wilmslow Road.

However, the submitted Arboricultural Impact Assessment indicates the following:

- No trees require removal, nor are any adversely affected by the installation of the proposed structure.
- There is one construction-related impact to Tree T1 (located along Wilmslow Road) as outlined below:
    - The proposed outbuilding encroaches marginally into the outer extremities of the Root Protection Area (RPA) of Tree T1. This level of incursion is considered minor and remains well within the 20% tolerance threshold set out in Paragraph 7.4.2.3 of *BS 5837:2012* for acceptable encroachment using special engineering solutions.
    - To avoid damage to underlying tree roots, the outbuilding will be constructed using a screw-piled foundation system, with all beams supported at or above existing ground level. The detailed foundation design will be developed by the project engineer and will incorporate sufficient flexibility to allow for minor positional adjustments of the piles should significant roots (defined as >25 mm diameter) be encountered during installation.
- The proposal demonstrates that arboricultural constraints have been fully considered and effectively integrated into the site design from the earliest stages. Where tree retention is achievable, appropriate protection measures are proposed in accordance with industry best practice and the recommendations set out in BS 5837:2012. The development therefore accords with both the technical requirements of the British Standard and the overarching objectives of relevant local and national planning policy relating to tree protection and sustainable site design.

The Council's arborist reviewed the submitted Arboricultural Method Statement and Arboricultural Impact Assessment and made no objection to the proposal, on the proviso that the recommendations detailed within these reports are adhered to.

Other matters – the proposal includes the following elevational alterations:

- Installation of 4no. conservation-style skylights to the front elevation of the host dwellinghouse, designed to sit flush with the roof profile and minimise their appearance from public viewpoints. No impact upon residential amenity anticipated.

- Installation of 1no. second-floor window in the east elevation of the host dwellinghouse. This window would face out onto the neighbouring plot of the Didsbury House Hotel and, given that there are currently no high level windows in this elevation of the dwellinghouse, has been conditioned to be obscurely glazed to overcome issues related to potential overlooking and loss of privacy. It would not form an overly prominent visual feature within the street scene, nor would it detract from the character and appearance of the dwellinghouse.

- Installation of 1no. second-floor window in the west elevation of the host dwellinghouse. This window would face out onto the side garden and amenity space of the property; therefore, issues associated with overlooking and loss of privacy are not anticipated. It would not form an overly prominent visual feature within the street scene, nor would it detract from the character and appearance of the dwellinghouse.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policies DC1 and DC18 of the UDP, policies DM1, SP1, and EN3 of the Core Strategy, chapters 12 and 16 of the NPPF, and policies JP-P1 and JP-P2 of the PfE joint development plan document.

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 polices 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 worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents:

‘SITE PLAN_REV A’, numbered ‘20_001’, stamped as received by the City Council as Local Planning Authority on the 17th June 2025.
Proposed floor plans labelled ‘PROPOSED_REV A’, numbered ‘20_003’, stamped as received by the City Council as Local Planning Authority on the 17th June 2025.
‘PROPOSED ELEVATIONS_REV A’, numbered ‘20_005’, stamped as received by the City Council as Local Planning Authority on the 17th June 2025.
‘ALTERATIONS_REV A’, numbered ‘20_006’, stamped as received by the City Council as Local Planning Authority on the 17th June 2025.
‘LOFT_REV A’, numbered ‘20_009’, stamped as received by the City Council as Local Planning Authority on the 17th June 2025.
‘PROPOSED WINDOWS_REV A’, numbered ‘20_010’, stamped as received by the City Council as Local Planning Authority on the 17th June 2025.
‘PROPOSED OUTBUILDING_REV A’, numbered ‘20_011’, stamped as received by the City Council as Local Planning Authority on the 17th June 2025.
‘Arboricultural Impact Assessment’, stamped as received by the City Council as Local Planning Authority on the 16th July 2025.
‘Arboricultural Method Statement’, stamped as received by the City Council as Local Planning Authority on the 16th July 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, no above-ground works shall commence unless and until samples and/or specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area, the character of the conservation area, and the appreciation of the nearby listed buildings, pursuant to saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1, and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapters 12 and 16 of the National Planning Policy Framework.

4) PD restriction – windows / doors:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

5) Outbuilding use:

The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.72 Bloomesbury Avenue, M20 2BN.

The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy.

6) British Standard for tree work:

All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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

7) Tree protection:

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

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

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

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

8) Obscure glazing:

Before first occupation, the proposed second floor window in the eastern side elevation of the host dwellinghouse shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

2) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversion.

Prior to carrying out works, including the construction of access points, please register onwww.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Heritage & Urban Design
Didsbury Civic Society

Ground Floor, Kingston House Towers Business Park, Wilmslow Road, Manchester, M20 2LX
62 Bloomesbury Avenue, Manchester, M20 2BN
64 Bloomesbury Avenue, Manchester, M20 2BN
Kingston House Part First Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2LD
60 Bloomesbury Avenue, Manchester, M20 2BN
58 Bloomesbury Avenue, Manchester, M20 2BN
66 Bloomesbury Avenue, Manchester, M20 2BN
Kingston House Ground Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2LD
68 Bloomesbury Avenue, Manchester, M20 2BN
70 Bloomesbury Avenue, Manchester, M20 2BN
Second Floor, Kingston House Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Kingston House, Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Didsbury House, Didsbury Park, Manchester, M20 5LJ
Worthington House, Towers Business Park, Wilmslow Road, Manchester, M20 2HJ
Flat 3, Kingston Court, Kingston Road, Manchester, M20 2RZ
Flat 2, Kingston Court, Kingston Road, Manchester, M20 2RZ
Flat 1, Kingston Court, Kingston Road, Manchester, M20 2RZ
4 Didsbury Park, Manchester, M20 5LJ
6 Didsbury Park, Manchester, M20 5LJ
13 The Grove, Manchester, M20 2RG
815 Wilmslow Road, Manchester, M20 2SN
809 Wilmslow Road, Manchester, M20 2QR
807 Wilmslow Road, Manchester, M20 2QR
Kingston Court, Kingston Road, Manchester, M20 2RZ
2 Didsbury Park, Manchester, M20 5LJ
17 The Grove, Manchester, M20 2RG
15 The Grove, Manchester, M20 2RG
11 The Grove, Manchester, M20 2RG

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