

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143180/FO/2025

Date registered valid: 11 June 2025

Proposal: Creation of loading bay for use in association with the parking and servicing of retail and commercial units at Lansdown House; installation of Pay and Display machines and associated signage; realignment of kerb-lines at the Wilmslow Road and South Road entrances.

Address: Lansdowne House, Wilmslow Road, Manchester, M20 6UJ

Ward(s): Didsbury West Ward

Applicant: Wren Properties Ltd

Agent (if any): Mr Colin Williams, The Planning Studio

Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 July 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 July 2025

Standard consultations:

Printed: 18 June 2025 Expired: 9 July 2025

Neighbour notifications

Printed: 18 June 2025 Expired: 9 July 2025

Site notice

Posted: 11 July 2025 Expired: 1 August 2025

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to the car parking/servicing area at the front of Lansdowne House, a four storey building, consisting of commercial uses on the ground floor with three floors of apartments above. Lansdowne House is located to the north of the Wilmslow Road/Dene Road junction and is sited within the Didsbury District Centre.

Vehicular Access to the site is via South Road and Wilmslow Road, with an egress onto Dene Road respectively. The site is shown below:



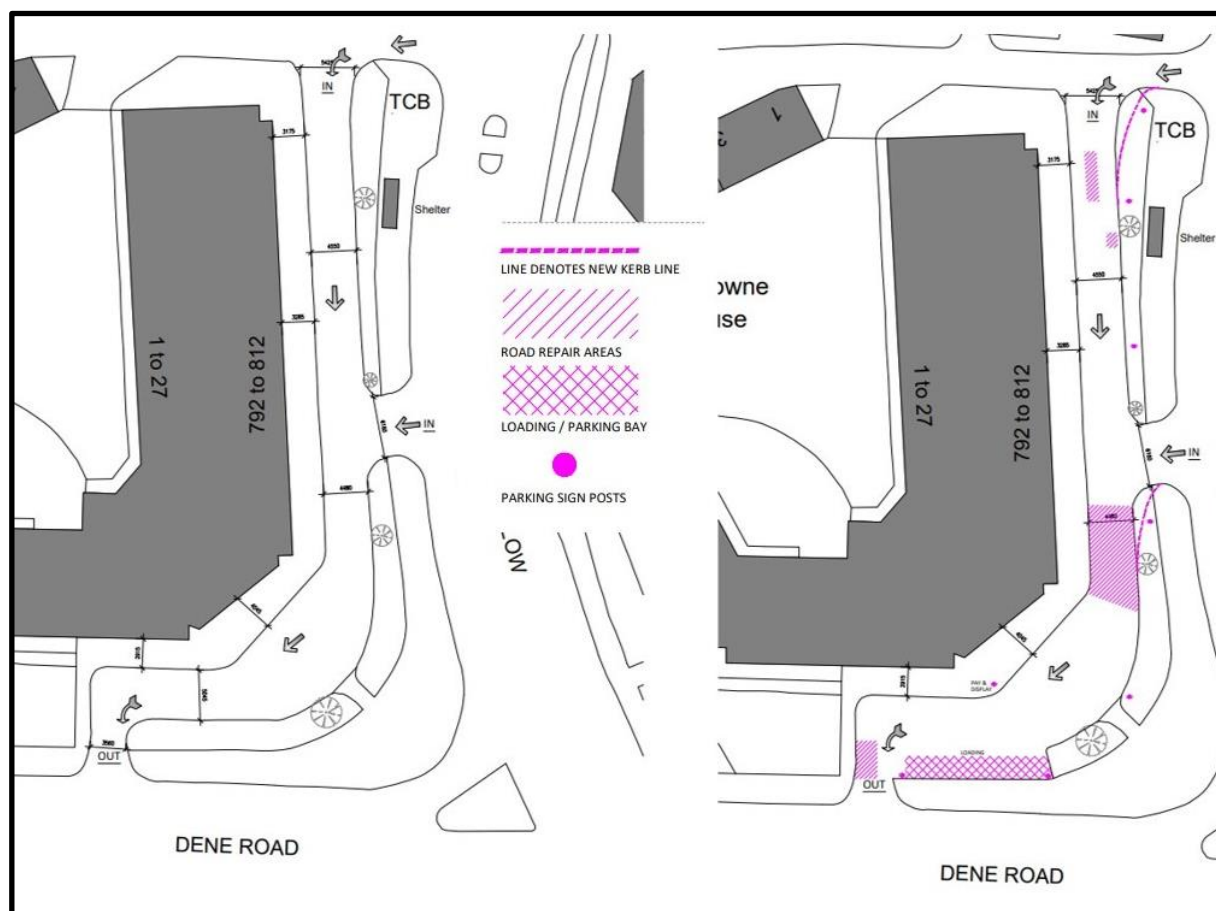
Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicants are proposing the following:

- Creation of loading bay for use in association with the parking and servicing of retail and commercial units at Lansdown House;
- Installation of Pay and Display machines and associated signage;
- Realignment of kerb-lines at the Wilmslow Road and South Road entrances.

The existing and proposed layout can be seen below:



Consultations & Notification Responses

Local Residents – No comments received.

Highway Services – Have made the following comments:

- The location of the structures and signages associated with the car parking appears to not affect vehicular and pedestrian movement. This is acceptable in principle.
- Works to the Wilmslow Road entrance appears to be within the site boundary and not affecting the highway.
- The works to the South Road entrance are modest changes and not affecting South Road. The proposal is acceptable in principle and a S278 is not needed. It is recommended that the double yellow line should be repainted to follow the amended kerb line.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Issues

Principle of the Proposal – There is no objection in principle to the proposed works, subject to an assessment of potential impacts upon existing amenity levels and pedestrian and highway safety.

Pedestrian and Highway Safety – The amendments to the layout of the car parking/servicing area consists of:

a) Amendments to the kerb line at the South Road entrance, proposed and existing shown below:



b) Amendments to the kerb line

at the Wilmslow Road entrance:



c) Provision of an additional service/parking area:



Highway Services were consulted and have confirmed that the proposed amendments to the layout are acceptable and would not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the site or along Wilmslow Road, Dene Road and South Road where they adjoin the application site.

Notwithstanding the above, Highway Services have recommended that the yellow line markings at the South Road entrance be re-laid to follow the new kerb line. This would be the subject of a condition.

Visual Amenity – The design and siting of the Pay and Display machines and associated signed is considered acceptable and compatible with the surroundings. Given this and the minor amendments to the two entrances and layout of the parking/servicing area, it is not considered that the proposal would have a detrimental impact upon the current levels of visual amenity enjoyed within the vicinity of the site.

Residential Amenity – Given the modest scale of the proposal, it is considered that the development would not result in any significant harm to the existing levels of residential amenity currently enjoyed by neighbouring occupiers, particularly those residing at Lansdowne House.

Landscaping – The location of the new servicing/parking area previously consisted of a narrow band of lawn and several large planters. While the lawn has been removed, the planters have been relocated further along the Dene Road/Wilmslow Road frontages. Their retention is welcomed.

Drainage – The proposal does not raise any drainage concerns.

Security – The proposal does not raise any security concerns.

Other Legislative Requirements

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

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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

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

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

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

- a) Location Plan, received on 11 June 2025
- b) Existing and Proposed Site Plan (drawing no. 105 01 rev 03), received on 11 June 2025
- c) Planning Statement, received on 11 June 2025

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

3) Within three months of the date of this planning permission, the yellow lines at the mouth of the South Road entrance shall be reinstated adjacent to the kerbing hereby approved and thereafter retained in perpetuity.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM1 in the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
812 Wilmslow Road, Manchester, M20 6UH
810 Wilmslow Road, Manchester, M20 6UH

804 Wilmslow Road, Manchester, M20 6UH
800 - 802 Wilmslow Road, Manchester, M20 6UH
792 Wilmslow Road, Manchester, M20 6UG
794 - 796 Wilmslow Road, Manchester, M20 6UH
806 Wilmslow Road, Manchester, M20 6UH
Manor Park Self Service, Wilmslow Road, Manchester, M20 6RN
2 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
7 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
9 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
790 Wilmslow Road, Manchester, M20 2DR
1 South Road, Manchester, M20 6PR
6 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
15 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
1 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
10 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
4 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
24 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
14 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
3 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
12 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
7 Plowley Close, Manchester, M20 2DB
2 Plowley Close, Manchester, M20 2DB
790A Wilmslow Road, Manchester, M20 2DR
11 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
21 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
9 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
3 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
17 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
13 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
4 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
12 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
26 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
22 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
23 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
12A Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
2 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
7 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
20 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
18 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
5 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
19 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
1 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
10 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
11 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
5 South Road, Manchester, M20 6PR
3 South Road, Manchester, M20 6PR
16 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
25 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
27 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
8 Lansdowne House, Wilmslow Road, Manchester, M20 6UJ
5 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
8 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
6 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
9 Plowley Close, Manchester, M20 2DB
5 Plowley Close, Manchester, M20 2DB
3 Plowley Close, Manchester, M20 2DB
15 Plowley Close, Manchester, M20 2DB
11 Plowley Close, Manchester, M20 2DB
1 Plowley Close, Manchester, M20 2DB
3 Ford Lodge, Ford Lane, Manchester, M20 2RU
2 Ford Lodge, Ford Lane, Manchester, M20 2RU
4 South Road, Manchester, M20 6PR
2 South Road, Manchester, M20 6PR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA