MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143645/FO/2025
Date registered valid:	5 August 2025
Proposal:	External alterations to fire escape walkways and balustrades at Block A & C Citipeak
Address:	Citipeak, 874 Wilmslow Road, Manchester, M20 5AB
Ward(s):	Didsbury East Ward
Applicant:	Mr Tim Lyons, Thomasons Partnership Ltd
Agent (if any):	Mr Tim Lyons, Thomasons Partnership Ltd
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 September 2025



Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 4 September 2025

Standard consultations:
Printed: 14 August 2025 Expired: 5 September 2025

Neighbour notifications
Printed: 14 August 2025 Expired: 5 September 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Citipeak is a part 3 to 6 storey residential development situated on elevated ground running parallel with railway track and opposite the East Didsbury Railway Station. It consists of three individual buildings and this application refers to the biggest of the three, as edged in red below.



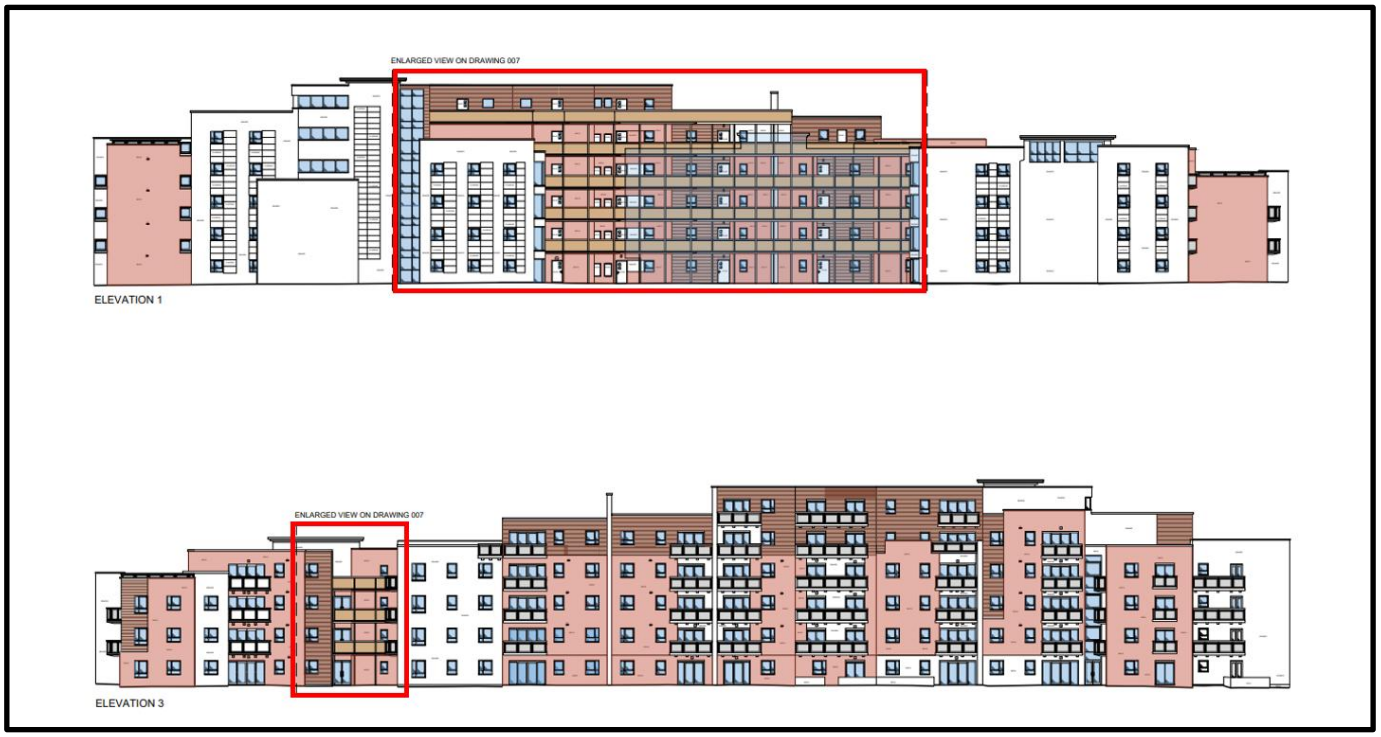
Vehicular access to the site is gained via Station Approach off Wilmslow Road.

To the west of the site, beyond the railway line and station, lies Parrs Wood Road and a row of semi-detached dwellinghouses. To the east, at the bottom of the landscaped embankment, there is a small commercial parade and associated car park.

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

Description of development

The application is proposing to undertake elevational alterations to the external walkways, i.e. replacing the existing panelling and balustrades, in the areas shown below edged in red:



Consultations & Notification Responses

Local Residents – A letter has been received from the occupants of one of the flats within the Citipeak development. They have raised concerns about access during construction works and suggest that they are temporarily rehomed while the work is undertaken.

Network Rail – No comments received.

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.

Issues

Principle of the Proposal – There is no objection in principle to the proposed elevational alterations, albeit any impact upon existing levels of residential and visual amenity must be assessed.

Design – The applicant seeks to enhance the visual and structural quality of the apartment block walkways by removing the existing timber and weld mesh panelling, along with the timber handrails, as illustrated in the examples below.





In their place, the proposal introduces aluminium handrails, offering improved durability and a contemporary finish. The existing panels would be replaced with high-quality routed panelling from the *Rockpanel* Woods range. These panels, while manufactured from compressed natural basalt—a sustainable and abundantly available volcanic rock—are designed to replicate the aesthetic of natural timber. This ensures that the original architectural character of the building is preserved, while simultaneously upgrading the material performance and longevity.



Additionally, the scheme includes the installation of supplementary aluminium cladding to the underside of the decking in the area annotated below.



The proposed materials have been carefully selected to maintain the building's original appearance, with the wood-like appearance of the Rockpanel cladding playing a key role in this respect. The use of aluminium for both handrails and cladding introduces a modern, low-maintenance solution without compromising the established aesthetic.

Overall, the design and choice of materials are considered appropriate and sympathetic to the existing architecture.,

Visual Amenity – Given the design and appearance of the proposed replacement panels and balustrading, it is not considered that the proposed development would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Residential Amenity – The development does not raise any concerns in respect of privacy or overlooking given that the proposal is only to replace existing structures and not to introduce additional walkways or balconies. As such, the proposal would not have a detrimental impact upon existing levels of residential amenity.

Pedestrian and Highways Safety – The proposed elevational amendments would not have a detrimental impact upon existing levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Concerns of the Local Resident – The impact of the development upon existing residents during the construction phase would be limited and temporary in duration.

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 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 received on 5 August 2025:

a) APPLICATION FORM
b) THE LOCATION PLAN
c) 11688 - 002 T1 ELEVATIONS
d) 11688 - 006 T1 DETAIL DRAWING
e) 11688 - 008 T1 ELEVATIONS
f) 3767-DR-1000 WALKWAY DETAIL
g) ALICLAD FLOW BOARD SPECIFICATION DATASHEET
h) ROCKPANEL WOODS SPECIFICATION DATASHEET
i) SENIOR BOARD SPECIFICATION DATASHEET

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

3) The development hereby approved shall be constructed and thereafter maintained using the materials annotated in the approved drawings and application form, as listed in condition no. 2.

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 within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Network Rail
421 Parrs Wood Road, Manchester, M20 5NE
Flat 47, 874 Wilmslow Road, Manchester, M20 5AB
Flat 25, 874 Wilmslow Road, Manchester, M20 5AB
Flat 32, 874 Wilmslow Road, Manchester, M20 5AB
Flat 48, 874 Wilmslow Road, Manchester, M20 5AB
Flat 72, 874 Wilmslow Road, Manchester, M20 5AB
Flat 40, 874 Wilmslow Road, Manchester, M20 5AB
808 - 810 Kingsway, Manchester, M20 5WY
832 Kingsway, Manchester, M20 5WQ
834 Kingsway, Manchester, M20 5WQ
Flat 70, 874 Wilmslow Road, Manchester, M20 5AB
Flat 80, 874 Wilmslow Road, Manchester, M20 5AB
Flat 14, 870 Wilmslow Road, Manchester, M20 5AA
Flat 6, 870 Wilmslow Road, Manchester, M20 5AA
Flat 28, 870 Wilmslow Road, Manchester, M20 5AA
804A Kingsway, Manchester, M20 5WY
808A Kingsway, Manchester, M20 5WY
16 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
25 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
34 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
28 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
6 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
47 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
52 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
20 Gawsworth Avenue, Manchester, M20 5NF
433 Parrs Wood Road, Manchester, M20 5NE
846 Kingsway, Manchester, M20 5WQ
Flat 7, 874 Wilmslow Road, Manchester, M20 5AB
443 Parrs Wood Road, Manchester, M20 5NE
449 Parrs Wood Road, Manchester, M20 5NE
848 Kingsway, Manchester, M20 5WQ
First Floor Flat, 8 Gawsworth Avenue, Manchester, M20 5NF
866 Wilmslow Road, Manchester, M20 5NL
423 Parrs Wood Road, Manchester, M20 5NE
Flat 30, 874 Wilmslow Road, Manchester, M20 5AB
Flat 74, 874 Wilmslow Road, Manchester, M20 5AB
Flat 11, 874 Wilmslow Road, Manchester, M20 5AB
Flat 33, 874 Wilmslow Road, Manchester, M20 5AB
Flat 31, 874 Wilmslow Road, Manchester, M20 5AB
Flat 75, 874 Wilmslow Road, Manchester, M20 5AB
Flat 10, 874 Wilmslow Road, Manchester, M20 5AB
Flat 46, 874 Wilmslow Road, Manchester, M20 5AB
Flat 17, 870 Wilmslow Road, Manchester, M20 5AA
21 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
36 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat 23, 870 Wilmslow Road, Manchester, M20 5AA
Flat 4, 870 Wilmslow Road, Manchester, M20 5AA
Flat 13, 870 Wilmslow Road, Manchester, M20 5AA
Flat 9, 870 Wilmslow Road, Manchester, M20 5AA
Flat 30, 870 Wilmslow Road, Manchester, M20 5AA
Flat 15, 870 Wilmslow Road, Manchester, M20 5AA
14 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
10 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

41 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
32 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
14 Gawsworth Avenue, Manchester, M20 5NF
410 Parrs Wood Road, Manchester, M20 5GP
414 Parrs Wood Road, Manchester, M20 5GP
Flat 1, 874 Wilmslow Road, Manchester, M20 5AB
Flat 4, 874 Wilmslow Road, Manchester, M20 5AB
437 Parrs Wood Road, Manchester, M20 5NE
451 Parrs Wood Road, Manchester, M20 5NE
418 Parrs Wood Road, Manchester, M20 5GP
420 Parrs Wood Road, Manchester, M20 5GP
852 Kingsway, Manchester, M20 5WQ
2 Gawsworth Avenue, Manchester, M20 5WU
Flat 42, 874 Wilmslow Road, Manchester, M20 5AB
Flat 9, 874 Wilmslow Road, Manchester, M20 5AB
Flat 16, 874 Wilmslow Road, Manchester, M20 5AB
Flat 71, 874 Wilmslow Road, Manchester, M20 5AB
Flat 23, 874 Wilmslow Road, Manchester, M20 5AB
Flat 39, 874 Wilmslow Road, Manchester, M20 5AB
Flat 22, 874 Wilmslow Road, Manchester, M20 5AB
Flat 34, 874 Wilmslow Road, Manchester, M20 5AB
826 Kingsway, Manchester, M20 5WQ
Flat 66, 874 Wilmslow Road, Manchester, M20 5AB
Flat 63, 874 Wilmslow Road, Manchester, M20 5AB
Flat 32, 870 Wilmslow Road, Manchester, M20 5AA
Flat 10, 870 Wilmslow Road, Manchester, M20 5AA
43 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
24 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
26 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat 39, 870 Wilmslow Road, Manchester, M20 5AA
Flat 38, 870 Wilmslow Road, Manchester, M20 5AA
Flat 5, 870 Wilmslow Road, Manchester, M20 5AA
Flat 2, 870 Wilmslow Road, Manchester, M20 5AA
19 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
7 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
13 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
37 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
22 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
42 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat Above, 14 - 16 Gawsworth Avenue, Manchester, M20 5NF
16 - 18 Gawsworth Avenue, Manchester, M20 5NF
431 Parrs Wood Road, Manchester, M20 5NE
842 Kingsway, Manchester, M20 5WQ
Flat 3, 874 Wilmslow Road, Manchester, M20 5AB
Flat 6, 874 Wilmslow Road, Manchester, M20 5AB
453 Parrs Wood Road, Manchester, M20 5NE
4 Gawsworth Avenue, Manchester, M20 5WU
6 Gawsworth Avenue, Manchester, M20 5WU
10A Gawsworth Avenue, Manchester, M20 5NF
425 Parrs Wood Road, Manchester, M20 5NE
Flat 28, 874 Wilmslow Road, Manchester, M20 5AB
Flat 15, 874 Wilmslow Road, Manchester, M20 5AB
Flat 62, 874 Wilmslow Road, Manchester, M20 5AB
Flat 12, 874 Wilmslow Road, Manchester, M20 5AB
Flat 77, 874 Wilmslow Road, Manchester, M20 5AB
Flat 56, 874 Wilmslow Road, Manchester, M20 5AB
Flat 79, 874 Wilmslow Road, Manchester, M20 5AB
Flat 43, 874 Wilmslow Road, Manchester, M20 5AB
830 Kingsway, Manchester, M20 5WQ
Flat 64, 874 Wilmslow Road, Manchester, M20 5AB
Flat 51, 874 Wilmslow Road, Manchester, M20 5AB
Flat 44, 874 Wilmslow Road, Manchester, M20 5AB
Flat 40, 870 Wilmslow Road, Manchester, M20 5AA
Flat 27, 870 Wilmslow Road, Manchester, M20 5AA
3 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

17 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat 33, 870 Wilmslow Road, Manchester, M20 5AA
Flat 3, 870 Wilmslow Road, Manchester, M20 5AA
Flat 11, 870 Wilmslow Road, Manchester, M20 5AA
Flat Above, 810 Kingsway, Manchester, M20 5WY
33 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
31 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
18 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
30 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
429 Parrs Wood Road, Manchester, M20 5NE
Flat 8, 874 Wilmslow Road, Manchester, M20 5AB
435 Parrs Wood Road, Manchester, M20 5NE
439 Parrs Wood Road, Manchester, M20 5NE
441 Parrs Wood Road, Manchester, M20 5NE
Flat 14, 874 Wilmslow Road, Manchester, M20 5AB
Flat 54, 874 Wilmslow Road, Manchester, M20 5AB
Flat 55, 874 Wilmslow Road, Manchester, M20 5AB
Flat 53, 874 Wilmslow Road, Manchester, M20 5AB
Flat 24, 874 Wilmslow Road, Manchester, M20 5AB
Flat 27, 874 Wilmslow Road, Manchester, M20 5AB
Flat 35, 874 Wilmslow Road, Manchester, M20 5AB
836 Kingsway, Manchester, M20 5WQ
Flat 41, 874 Wilmslow Road, Manchester, M20 5AB
Flat 22, 870 Wilmslow Road, Manchester, M20 5AA
4 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
9 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat 29, 870 Wilmslow Road, Manchester, M20 5AA
Flat 37, 870 Wilmslow Road, Manchester, M20 5AA
Flat 21, 870 Wilmslow Road, Manchester, M20 5AA
Flat 35, 870 Wilmslow Road, Manchester, M20 5AA
Flat 34, 870 Wilmslow Road, Manchester, M20 5AA
Gateway Hotel, 882 Wilmslow Road, Manchester, M20 5PG
806A Kingsway, Manchester, M20 5WY
38 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat 51, Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
5 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
39 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat, 18 Gawsworth Avenue, Manchester, M20 5NF
427 Parrs Wood Road, Manchester, M20 5NE
408 Parrs Wood Road, Manchester, M20 5GP
412 Parrs Wood Road, Manchester, M20 5GP
844 Kingsway, Manchester, M20 5WQ
455 Parrs Wood Road, Manchester, M20 5NE
Flat 73, 874 Wilmslow Road, Manchester, M20 5AB
Flat 17, 874 Wilmslow Road, Manchester, M20 5AB
Flat 36, 874 Wilmslow Road, Manchester, M20 5AB
Flat 21, 874 Wilmslow Road, Manchester, M20 5AB
Flat 52, 874 Wilmslow Road, Manchester, M20 5AB
812 Kingsway, Manchester, M20 5WY
Flat 76, 874 Wilmslow Road, Manchester, M20 5AB
Flat 16, 870 Wilmslow Road, Manchester, M20 5AA
Flat 20, 870 Wilmslow Road, Manchester, M20 5AA
40 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
20 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
27 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
8 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
29 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat 36, 870 Wilmslow Road, Manchester, M20 5AA
Flat 31, 870 Wilmslow Road, Manchester, M20 5AA
810 Kingsway, Manchester, M20 5WY
2 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
48 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
23 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat 2, 874 Wilmslow Road, Manchester, M20 5AB
850 Kingsway, Manchester, M20 5WQ

854 Kingsway, Manchester, M20 5WQ
Flat 19, 874 Wilmslow Road, Manchester, M20 5AB
Flat 61, 874 Wilmslow Road, Manchester, M20 5AB
Flat 60, 874 Wilmslow Road, Manchester, M20 5AB
Flat 59, 874 Wilmslow Road, Manchester, M20 5AB
Flat 37, 874 Wilmslow Road, Manchester, M20 5AB
Flat 68, 874 Wilmslow Road, Manchester, M20 5AB
Flat 50, 874 Wilmslow Road, Manchester, M20 5AB
Flat 69, 874 Wilmslow Road, Manchester, M20 5AB
828 Kingsway, Manchester, M20 5WQ
Flat 49, 874 Wilmslow Road, Manchester, M20 5AB
Flat 12, 870 Wilmslow Road, Manchester, M20 5AA
54 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
11 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
1 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
44 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat 18, 870 Wilmslow Road, Manchester, M20 5AA
Flat 24, 870 Wilmslow Road, Manchester, M20 5AA
Flat 1, 870 Wilmslow Road, Manchester, M20 5AA
Flat 19, 870 Wilmslow Road, Manchester, M20 5AA
15 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
45 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
12 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
55 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
46 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
12 Gawsworth Avenue, Manchester, M20 5NF
416 Parrs Wood Road, Manchester, M20 5GP
445 Parrs Wood Road, Manchester, M20 5NE
447 Parrs Wood Road, Manchester, M20 5NE
856 Kingsway, Manchester, M20 5WQ
2A Gawsworth Avenue, Manchester, M20 5WU
8 Gawsworth Avenue, Manchester, M20 5NF
10 Gawsworth Avenue, Manchester, M20 5NF
East Didsbury Railway Station, Wilmslow Road, Manchester, M20 5WP
868 Wilmslow Road, Manchester, M20 5NL
415 Parrs Wood Road, Manchester, M20 5NE
417 Parrs Wood Road, Manchester, M20 5NE
Flat 57, 874 Wilmslow Road, Manchester, M20 5AB
Flat 26, 874 Wilmslow Road, Manchester, M20 5AB
Flat 29, 874 Wilmslow Road, Manchester, M20 5AB
Flat 38, 874 Wilmslow Road, Manchester, M20 5AB
Flat 18, 874 Wilmslow Road, Manchester, M20 5AB
838 Kingsway, Manchester, M20 5WQ
840 Kingsway, Manchester, M20 5WQ
Flat 58, 874 Wilmslow Road, Manchester, M20 5AB
Flat 20, 874 Wilmslow Road, Manchester, M20 5AB
Flat 78, 874 Wilmslow Road, Manchester, M20 5AB
Flat 65, 874 Wilmslow Road, Manchester, M20 5AB
Flat 67, 874 Wilmslow Road, Manchester, M20 5AB
Flat 45, 874 Wilmslow Road, Manchester, M20 5AB
Flat 13, 874 Wilmslow Road, Manchester, M20 5AB
Flat 7, 870 Wilmslow Road, Manchester, M20 5AA
35 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
50 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
Flat 26, 870 Wilmslow Road, Manchester, M20 5AA
Flat 8, 870 Wilmslow Road, Manchester, M20 5AA
Flat 25, 870 Wilmslow Road, Manchester, M20 5AA
Flat At, Gateway Hotel, 882 Wilmslow Road, Manchester, M20 5PG
804 Kingsway, Manchester, M20 5WY
806 Kingsway, Manchester, M20 5WY
First Floor, 806A Kingsway, Manchester, M20 5WY
49 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
53 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
18 Gawsworth Avenue, Manchester, M20 5NF
Francis House Families Ltd, 463 - 465 Parrs Wood Road, Manchester, M20 5NE

22 Gawsworth Avenue, Manchester, M20 5NF
406 Parrs Wood Road, Manchester, M20 5GP
Flat 5, 874 Wilmslow Road, Manchester, M20 5AB
457 Parrs Wood Road, Manchester, M20 5NE
459 Parrs Wood Road, Manchester, M20 5NE
461 Parrs Wood Road, Manchester, M20 5NE
419 Parrs Wood Road, Manchester, M20 5NE

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