

Comments for Planning Application 143227/JO/2025

Application Summary

Application Number: 143227/JO/2025

Address: Site Bound By The Boulevard, The Avenue, Didsbury High School And Existing Properties On Clearwater Drive Manchester

Proposal: Variation of Condition 2 (specified plans) attached to planning permission 135235/FO/2022 to allow: increase in building height; elevational alterations including to window heights, louvred screens at ground floor including to the car park podium; removal of green wall to car park; and positioning alteration to car park ramp

Case Officer: Robert Griffin

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to express concern regarding the removal of the car park green wall/east screening (Item 4) in this planning amendment.

While I understand and respect the fire safety concerns raised by the fire engineer, I question whether complete removal was the only viable solution. The justification states that green walls need to meet Class B combustibility ratings and require gaps to prevent fire spread - but this suggests modifications could have been made rather than total removal.

West Didsbury is valued for its green, leafy character, and while I support new housing development, preserving green infrastructure should remain a priority wherever technically feasible. The original green wall would have provided important benefits including air quality improvement, biodiversity support, and visual screening that helps integrate this large development into the local environment.

The proposal mentions "additional areas of level planting" as compensation, but I would like to see more specific details about the location, scale and species planned for this replacement planting. Ground-level planting cannot provide the same screening and environmental benefits as the proposed vertical green wall.

I urge the council to require the applicant to explore alternative fire-safe green screening solutions before accepting complete removal, or at minimum to provide substantially enhanced

compensatory planting that delivers equivalent environmental and visual benefits.