

Consultation list for appeal APP/B4215/W/25/3367235
Appeal at Leapfrog Nursery, 26A Wilbraham Road, Manchester, M14 6JU

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Parks & Events, Level 1 THX
Neighbourhood Team Leader (Arboriculture), Room 3 Block D, Hooper Street Depot, Off
Midland Street, Manchester, M12 6LA
MCC Flood Risk Management, Via Email
Greater Manchester Ecology Unit, Council Offices, Wellington Road, Ashton-under-Lyne,
OL6 6DL
Rusholme, Fallowfield & Moss Side Civic Society, Via Email
Fallowfield & Withington Community Guardians,
Councillor Ali Ilyas, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Jade Doswell, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Ghazala Sadiq, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
9 Carrington Road, Manchester, M14 6ED
24D Wilbraham Road, Manchester, M14 6JP
Hutchison 3G Man12076, Telecommunications Mast Opposite 55, Wilbraham Road,
Manchester, M14 6JX
Ground Floor And First Floor, 28 - 30 Wilbraham Road, Manchester, M14 7DW
12 Whitebrook Road, Manchester, M14 6FD
10 Whitebrook Road, Manchester, M14 6FD
5 Carrington Road, Manchester, M14 6ED
67 Wilbraham Road, Manchester, M14 7DN
102 Chervil Close, Manchester, M14 7DP
Flat 18, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 20, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 19, 24E Wilbraham Road, Manchester, M14 6JP
24C Wilbraham Road, Manchester, M14 6JP
41 Wilbraham Road, Manchester, M14 7DH
Flat 3, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 16, 24E Wilbraham Road, Manchester, M14 6JP
Flat 1, 24B Wilbraham Road, Manchester, M14 6JP
Flat 19, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 25, Parkside, 193 Hart Road, Manchester, M14 7BA
4 Whitebrook Road, Manchester, M14 6FD
63 Wilbraham Road, Manchester, M14 7DN
14 Whitebrook Road, Manchester, M14 6FD
98 Chervil Close, Manchester, M14 7DP
106 Chervil Close, Manchester, M14 7DP
28 - 30 Wilbraham Road, Manchester, M14 7DW
65 Wilbraham Road, Manchester, M14 7DN
108 Chervil Close, Manchester, M14 7DP
Flat 17, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
First Floor And Second Floor, 28 - 30 Wilbraham Road, Manchester, M14 7DW
Ef, 26 Wilbraham Road, Manchester, M14 6JX

Flat 21, 24E Wilbraham Road, Manchester, M14 6JP
Flat 22, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 19, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 21, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
6 Whitebrook Road, Manchester, M14 6FD
6 Carrington Road, Manchester, M14 6ED
8 Whitebrook Road, Manchester, M14 6FD
2 Carrington Road, Manchester, M14 6ED
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3 Carrington Road, Manchester, M14 6ED
45 Wilbraham Road, Manchester, M14 7DH
55 Wilbraham Road, Manchester, M14 7DN
49 Wilbraham Road, Manchester, M14 7DH
47 Wilbraham Road, Manchester, M14 7DH
43 Wilbraham Road, Manchester, M14 7DH
Flat 1, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 8, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 5, 24B Wilbraham Road, Manchester, M14 6JP
Flat 13, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 5, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 10, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 2, 24B Wilbraham Road, Manchester, M14 6JP
24E Wilbraham Road, Manchester, M14 6JP
Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
24B Wilbraham Road, Manchester, M14 6JP
Flat 10, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 11, Parkside, 193 Hart Road, Manchester, M14 7BA
2 Whitebrook Road, Manchester, M14 6FD
110 Chervil Close, Manchester, M14 7DP
Flat 9, Parkside, 193 Hart Road, Manchester, M14 7BA
112 Chervil Close, Manchester, M14 7DP
104 Chervil Close, Manchester, M14 7DP
57 Wilbraham Road, Manchester, M14 7DN
53 Wilbraham Road, Manchester, M14 7DN
59 Wilbraham Road, Manchester, M14 7DN
Flat 20, 24E Wilbraham Road, Manchester, M14 6JP
Flat 12, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 14, Parkside, 193 Hart Road, Manchester, M14 7BA
61 Wilbraham Road, Manchester, M14 7DN
16 Whitebrook Road, Manchester, M14 6FD
100 Chervil Close, Manchester, M14 7DP
Flat 17, 24E Wilbraham Road, Manchester, M14 6JP
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Flat 12, 24C Wilbraham Road, Manchester, M14 6JP
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Flat 15, 24D Wilbraham Road, Manchester, M14 6JP
Flat 12, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
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Flat 27, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 31, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 37, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 4, Parkside, 193 Hart Road, Manchester, M14 7BA
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Flat 21, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 30, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 38, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 13, 24D Wilbraham Road, Manchester, M14 6JP
Flat 7, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 16, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 8, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 18, Parkside, 193 Hart Road, Manchester, M14 7BA
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Flat 15, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 17, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 23, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 33, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 26, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 18, 24E Wilbraham Road, Manchester, M14 6JP
Flat 16, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 22, Parkside, 193 Hart Road, Manchester, M14 7BA
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Flat 8, 24C Wilbraham Road, Manchester, M14 6JP
Flat 10, 24C Wilbraham Road, Manchester, M14 6JP
Flat 6, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 36, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 34, Parkside, 193 Hart Road, Manchester, M14 7BA
67 Wilbraham Road, Manchester, M14 7DN
4 Carrington Road, Fallowfield, Manchester, M14 6ED
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Flat I, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
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63 Wilbraham Road, Manchester, M14 7DN
69 Wilbraham Road, Manchester, M14 7DN
Flat D, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 14, 24D Wilbraham Road, Manchester, M14 6JP
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Flat 3, 24B Wilbraham Road, Manchester, M14 6JP
Flat 1, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 24, Parkside, 193 Hart Road, Manchester, M14 7BA
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Flat B, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 15, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 2, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
191 Hart Road, Manchester, M14 7BA
28 - 30 Wilbraham Road, Manchester, M14 7DW
First Floor And Second Floor, 28 - 30 Wilbraham Road, Manchester, M14 7DW
Flat 27, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 31, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 37, Parkside, 193 Hart Road, Manchester, M14 7BA
65 Wilbraham Road, Manchester, M14 7DN
1 Carrington Road, Manchester, M14 6ED
Flat J, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 9, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 19, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
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Flat 5, Parkside, 193 Hart Road, Manchester, M14 7BA
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Flat 30, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 38, Parkside, 193 Hart Road, Manchester, M14 7BA
59 Wilbraham Road, Manchester, M14 7DN
6 Carrington Road, Manchester, M14 6ED
7 Carrington Road, Manchester, M14 6ED
Flat C, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat F, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
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Flat 17, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 23, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 33, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 26, Parkside, 193 Hart Road, Manchester, M14 7BA
2 Whitebrook Road, Manchester, M14 6FD
Flat A, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat K, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 18, 24E Wilbraham Road, Manchester, M14 6JP

57 Wilbraham Road, Manchester, M14 7DN
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Flat 28, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 29, Parkside, 193 Hart Road, Manchester, M14 7BA
61 Wilbraham Road, Manchester, M14 7DN
11 Carrington Road, Manchester, M14 6ED
Flat H, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat G, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 11, 24C Wilbraham Road, Manchester, M14 6JP
Flat 15, 24D Wilbraham Road, Manchester, M14 6JP
Flat 8, 24C Wilbraham Road, Manchester, M14 6JP
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Flat 10, 24C Wilbraham Road, Manchester, M14 6JP
Flat 6, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 36, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 34, Parkside, 193 Hart Road, Manchester, M14 7BA



The Owner/Occupier

Date:

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 140358/FO/2024

Planning Inspectorate reference: APP/B4215/W/25/3367235

Appellant's name: Mr. Naveed Ashraf

Development: Erection of a 4 storey building to form 24no. apartments following the demolition of the existing building

Location: Leapfrog Nursery, 26A Wilbraham Road, Manchester, M14 6JU

Appeal start date: 18 June 2025

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to grant planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

- 1) The development by virtue of its siting, massing and design would appear as an incongruous form of development and detract from the character and visual amenity of the area contrary to Paragraph 135 of the NPPF, Places for Everyone Policy JP-P1 and Policies DM1 and EN1 of the Manchester Core Strategy.
- 2) The application site is not located within a South Manchester District Centre and the proposals are for a form of high-density residential development that does not meet the needs of the area. The proposals are therefore not considered to accord with policy H6 of the Manchester Core Strategy and policy JP-H4 of the Places for Everyone Joint Development Plan Document.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site inspection by the Inspector, appointed by the Planning Inspectorate, to decide this appeal.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you must do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/>.

Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **23 July 2025**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Robert Griffin using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing