Consultation list for appeal APP/B4215/W/25/3365058
Appeal at 60A Wood Road, Manchester, M16 8BL

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
Neighbourhood Team Leader (Arboriculture), Room 3 Block D, Hooper Street Depot, Off Midland Street, Manchester, M12 6LA
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP
Greater Manchester Ecology Unit, Council Offices, Wellington Road, Ashton-under-Lyne, OL6 6DL
Whalley Range Forum, 11 Range Road, Whalley Range, Manchester, M16 8FS
Whalley Range Conservation Area Group, 11 Range Road, Whalley Range, Manchester, M16 8FS
United Utilities Water PLC, 1st Floor Thrilmere House, Lingley Green Avenue, Warrington, WA5 3LP
Councillor Aftab Razaq, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Angeliki Stogia, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Muqaddasah Bano, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
1 Dudley Court, 51 Carlton Road, Manchester, M16 8DA
100 College Road, Manchester, M16 8BN
101 College Road, Manchester, M16 0AB
101 Dudley Road, Manchester, M16 8BW
103 College Road, Manchester, M16 0AB
104 College Road, Manchester, M16 8BN
105 College Road, Manchester, M16 0AB
105 Dudley Road, Manchester, M16 8BW
107 College Road, Manchester, M16 0AB
109 College Road, Manchester, M16 0AB
111 College Road, Manchester, M16 0AB
113 College Road, Manchester, M16 0AB
119 Dudley Road, Manchester, M16 8BW
192 College Road, Manchester, M16 0AA
21 Green Walk, Manchester, M16 9RE
21A Green Walk, Manchester, M16 9RE
23 Green Walk, Manchester, M16 9RE
25 Green Walk, Manchester, M16 9RE
27 Green Walk, Manchester, M16 9RE
27 Wood Road, Whalley Range, Manchester, M16 8BH
29 Green Walk, Manchester, M16 9RE
3 Green Walk, Manchester, M16 9RE
35 Wood Road, Whalley Range, Manchester, M16 8BH
55A Wood Road, Whalley Range, Manchester, M16 8BJ
57 Wood Road, Whalley Range, Manchester, M16 8BJ
59 Wood Road, Whalley Range, Manchester, M16 8BJ
60B Wood Road, Whalley Range, Manchester, M16 8BL
96 Dudley Road, Manchester, M16 8BR

97 College Road, Manchester, M16 0AB
99 College Road, Manchester, M16 0AB
Basement Flat, 53A Wood Road, Whalley Range, Manchester, M16 8BJ
Climate Action Group Generate, 116A Egerton Road North, Manchester, M16 0BZ
60B Wood Road, Whalley Range, Manchester, M16 8BL
Flat 1, 106 College Road, Manchester, M16 8BN
Flat 1, 53 Wood Road, Whalley Range, Manchester, M16 8BJ
Flat 1, 58 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 1, 58A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 1, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 1, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 10, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 2, 106 College Road, Manchester, M16 8BN
Flat 2, 55 Wood Road, Whalley Range, Manchester, M16 8BJ
Flat 2, 58 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 2, 58A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 2, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 2, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 3, 106 College Road, Manchester, M16 8BN
Flat 3, 55 Wood Road, Whalley Range, Manchester, M16 8BJ
Flat 3, 58 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 3, 58A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 3, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 3, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 4, 106 College Road, Manchester, M16 8BN
Flat 4, 53 Wood Road, Whalley Range, Manchester, M16 8BJ
Flat 4, 58 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 4, 58A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 4, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 4, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 5, 106 College Road, Manchester, M16 8BN
Flat 5, 53 Wood Road, Whalley Range, Manchester, M16 8BJ
Flat 5, 58 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 5, 58A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 5, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 5, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
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Flat 6, 55 Wood Road, Whalley Range, Manchester, M16 8BJ
Flat 6, 58 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 6, 58A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 6, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 6, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 7, 55 Wood Road, Whalley Range, Manchester, M16 8BJ
Flat 7, 58 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 7, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 8, 53 Wood Road, Whalley Range, Manchester, M16 8BJ
Flat 8, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 9, 55 Wood Road, Whalley Range, Manchester, M16 8BJ
Flat 9, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL

MANCHESTER CITY COUNCIL

Planning

David Lawless
Telephone: 0161 234 4543
david.lawless@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 16 May 2025

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 141045/FO/2024
Planning Inspectorate reference: APP/B4215/W/25/3365058
Appellant's name: Mr Mohommed Chunara
Development: Erection of 4 no. two-storey detached dwellings (Class C3) following demolition of the existing building
Location: 60A Wood Road, Manchester, M16 8BL
Appeal start date: 13 May 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 proposed development, due to its design, siting and orientation, would be out of character with the historic pattern of development found in the area, resulting in an incongruous and overbearing feature that would have a detrimental impact upon the character and spacious nature of the Whalley Range Conservation Area causing less than substantial harm, contrary to policies DM1, EN3 and SP1 of the Manchester Core Strategy, saved policy DC18 of the Unitary Development Plan for the City of Manchester, Policy JP-P2 of The Places for Everyone Plan and guidance contained within the National Planning Policy Framework and guidance contained within the National Planning Policy Framework and the National Design Guide.

2) The proposed development, due to its design and siting, would form an incongruous feature in the streetscene and have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site, contrary to Policy DM1 in the Manchester Core Strategy and guidance contained within the National Planning Policy Framework and the National Design Guide.

3) The proposed development would have a detrimental impact upon the existing tree coverage and the resultant the loss of trees would have a detrimental impact upon the character of the Whalley Range Conservation Area and the levels of visual amenity enjoyed within the vicinity of the site. The development is therefore considered to be contrary to policies DM1, EN3, EN9, EN15 and SP1 of the Manchester Core Strategy, saved policy DC18 of the Unitary Development Plan for the City of Manchester, Policies JP-P2, JP-G7 and Policy JP-G8 of The Places for Everyone Plan and guidance contained within the National Planning Policy Framework.

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 **17 June 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 David Lawless using the details above.

Yours sincerely,

Julie Roscoe
Director of Planning, Building Control & Licensing