

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139970/JO/2024

Date registered valid: 15 May 2024

Proposal: Variation of conditions 2 (specified plans), 11 (boundary treatment), 12 (landscaping) and 22 (tree protection) attached to planning permission referenced 134946/FO/2022 to allow the relocation of the fence line and the planting of a hedge along the boundary with Lancaster Road

Address: Jessiefield, Spath Road, Manchester, M20 2TZ

Ward(s): Didsbury West Ward

Applicant: McCarthy & Stone Retirement Lifestyles Ltd

Agent (if any): Mr Chris Butt, The Planning Bureau Ltd

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 February 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 24 May 2025

Standard consultations:

Printed: 16 May 2024 Expired: 7 June 2024

Neighbour notifications

Printed: 16 May 2024 Expired: 7 June 2024

Site notice

Posted: 24 May 2024 Expired: 15 June 2024

Press advert

Published: 21 May 2024 Expired: 4 June 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site was previously occupied by a large, two-storey, five bedroom, detached dwellinghouse, with single storey attached garage, known as 'Jessiefield' situated at the corner of Spath Road and Lancaster Road.



View of Lancaster Road boundary (May 2024)

The site has since been developed to allow for a part two, part three storey building to provide 26 no. retirement apartments with associated communal facilities, landscaping, boundary treatments and car parking following the demolition of the previous dwelling.

The site includes a deciduous wooded area to the southern end of the property. The curtilage of the property incorporates mature hedges and trees. Many of the trees are protected by a Tree Preservation Order (TPO), the majority of which are located in the wooded area to the southern side of the property.

The immediate area is predominantly residential in character and includes a number of substantial, characterful properties of various architectural styles, largely ranging from 2-3 storeys in height. The area is leafy in character with mature trees lining nearby roads.

Listed building: Not applicable

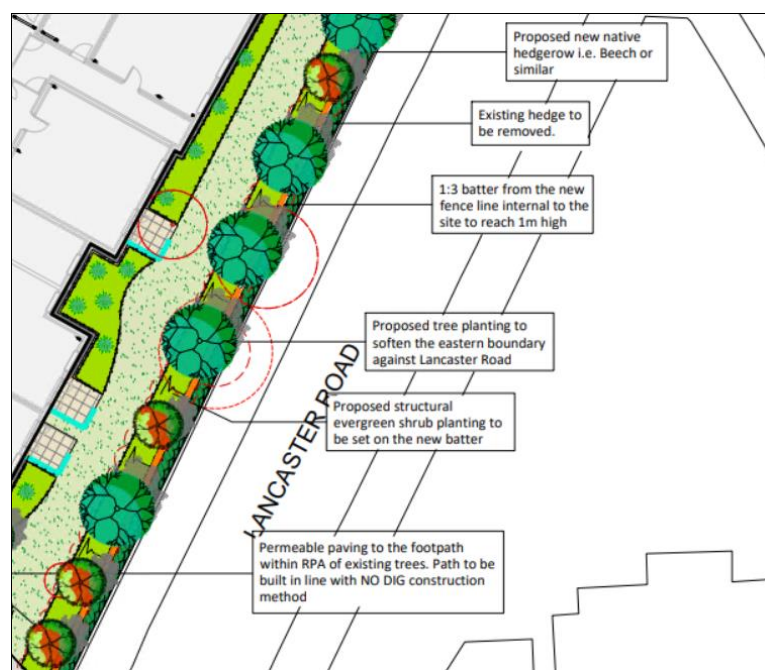
Conservation area: No

Tree Preservation Order: Yes

Description of development

Planning permission is sought for the variation of conditions 2 (specified plans), 11 (boundary treatment), 12 (landscaping) and 22 (tree protection) attached to planning permission referenced 134946/FO/2022 which allowed for the erection of part two, part three storey building to provide 26 no. retirement apartments with associated communal facilities, landscaping, boundary treatments and car parking following the demolition of the existing dwelling.

In this case, the variation sought would allow the relocation of the fence line and the planting of a hedge along the boundary with Lancaster Road.





Proposed layout and boundary

The relocation of the fence and planting of a hedge along the boundary with Lancaster Road follows the Council's concerns regarding the visual appearance of a timber fence along the perimeter of the Lancaster Road frontage and the removal of an established hedge.

The proposed variation allows for the addition of native planting to screen the timber fence and the setting back of the fence from the Lancaster Road frontage to allow the planting to establish.

The application seeks to amend the wording of conditions 2, 11 and 12 to allow the originally approved drawings referenced to be updated to take account of the revised landscaping/boundary treatment.

During the course of the application, the planting species proposed was amended to explicitly refer to native planting.

All relevant conditions have been updated to reflect previously discharge of condition applications approved since the granting of the original permission.

Consultations & Notification Responses

Local residents/Occupiers – 3 representations have been received from neighbouring occupiers. Comments are summarised below:

-Any further reduction in mature greenery from this site would be deleterious to wildlife and the street scene, and that could not be compensated for by planting new shrubs.

-The applicant does not own the land, and they have already turfed it. It has always been a footpath. By planting hedging it will deny walkers access on to the path. There was a hedgerow which has been removed, and this is now being pushed outwards.

-Support is expressed for the variances and proposed changes to the boundary. The points raised by WDRA are endorsed.

West Didsbury Residents Association (WDRA) - The reduction in fence height on Lancaster Rd is welcomed, as well as the planting of a replacement native hedge in front of this section of fence. Assurance is requested that the hedge will be a good native species mix if not entirely

comprising of Beech and that the hedge will be subject to the same rigorous watering regime specified for ornamental landscape planting and new tree planting.

Green Space (Arboriculture) - The species selections and locations are acceptable.

Planning History

134946/FO/2022

Erection of part two, part three storey building to provide 26 no. retirement apartments with associated communal facilities, landscaping, boundary treatments and car parking following the demolition of the existing dwelling. *Approved 12 July 2023.*

128018/FO/2020

Erection of a part three, part four storey building to provide 34 retirement apartments with associated communal facilities, landscaping and car parking following the demolition of the existing dwelling. *Refused 18 December 2020.*

The refusal of permission was subject to an appeal (Ref: APP/B4215/W/21/3274312) *dismissed on 16 March 2022.*

123555/FH/2019

Erection of single-storey rear extension, erection of single-storey side extension with accommodation in roof-space, following demolition of existing garage, erection of front porch and installation of 3no. dormers and gable to front, installation of gable with balcony to rear, together with elevational alterations, and reconfiguration of driveway and associated landscaping and boundary treatments. *Approved 25 June 2019.*

089194/FO/2009/S2

Erection of two 3 storey detached dwelling houses with basement parking and associated landscaping. *Approved 29 May 2009.*

077185/FO/2005/S2

Erection of a part 3 storey/part 4 storey block of 13 apartments with associated landscaping and parking for 14 vehicles. *Refused 28 November 2006.*

The refusal of permission was subject to an appeal (Ref: APP/B4215/A/07/2038312) *dismissed on 26 June 2007.*

F03625

New porch and kitchen extension to dwellinghouse. *Approved 23 October 1975.*

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy H1 (Overall Housing Provision) states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors. New housing will be predominantly in the North, East, City Centre and Central Manchester, these areas falling within the Regional Centre and Inner Areas of Manchester.

The policy goes on to state that that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H6 (South Manchester) - South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside

the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

Policy H8 (Affordable Housing) states affordable housing contributions will be considered of 0.3 hectares and 15 units or more.

The policy provides an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that:

Intermediate or social rented housing would be inappropriate. In the latter case, such circumstances could include:

- There is a very high level of affordable housing in the immediate area;
- There is either a high proportion of social rented (35%), or low house prices in the immediate area compared to average incomes;
- Affordable housing would be prejudicial to the diversification of the existing housing mix.
- The inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing Strategic Regeneration Frameworks, planning frameworks or other Council approved programmes;
- It would financially undermine significant development proposals critical to economic growth within the City;
- The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability;
- There is a need for additional housing provision for older people or disabled people either as affordable or market housing dependent on the results of a financial viability assessment of the scheme.

Policy EN1 (Design Principles and Strategic Character Areas) - All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the city should be fully realised, particularly on major radial and orbital road and rail routes.

character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Policy EN9 (Green Infrastructure) - New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan forms part of the Development 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 Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Policy JP-S1 is of relevance.

South Manchester Regeneration Framework

South Manchester is identified as an area with a rich and diverse group of neighbourhoods, with a wide range of issues and needs. Some areas are already successful, so the SRF is needed to help continue and build on this success. Other areas, in contrast, have particular issues that the SRF will help to tackle, such as poor housing and high levels of deprivation and worklessness.

The opportunity for the SRF is to build on and improve its assets – the distinctive, successful neighbourhoods and centres, the high quality parks and the strong heritage and character of South Manchester – and use these as a model to drive forward the future of the area. These qualities should be applied across South Manchester to raise the quality of the built environment and expand the number of successful neighbourhoods.

The SRF identifies a key issue for the area as providing a wider choice of housing to attract and retain residents. The SRF states future housing developments need to focus on providing high-quality family accommodation. It identifies that high-quality sustainable new housing developments should meet the housing needs of the existing and future population of South Manchester.

Manchester Residential Quality Guidance (2016)

The City Council's Executive has endorsed the Manchester Residential Quality Guidance. As such, the document is now a material planning consideration in the determination of planning applications and weight should be given to this document in decision making.

The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a city of high quality residential neighbourhood and a place for everyone to live.

The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:

- Make it Manchester;
- Make it bring people together;
- Make it animate street and spaces;
- Make it easy to get around;
- Make it work with the landscape;
- Make it practical;

Make it future proof;
Make it a home; and
Make it happen.

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Places for Everyone Greater Manchester Joint Development Plan (Draft August 2021)

The draft version of the Places for Everyone Joint Development Plan was published in August 2021 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. As this plan is at an advanced stage it would now be considered as a material consideration for planning applications.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Sections 4, 5, 11 and 12 are considered relevant to the consideration of this application.

Of particular relevance, Paragraph 130 states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

National Planning Policy Guidance (March 2014)

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

The relevant sections of the NPPG in this case are as follows:

Design states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other;
- form – the shape of buildings;
- scale – the size of buildings;
- detailing – the important smaller elements of building and spaces;
- materials – what a building is made from.

Issues

Principle

The proposed variation would allow for the screening of the fence line along Lancaster Road and lessen its visual impact, particularly given the removal of the previously established hedge along this boundary.

By setting back the fence line to allow new planting to establish, along with ornamental trees behind, it is envisaged that the site would be effectively and sympathetically screened to the benefit of visual amenity. In the interests of biodiversity, the new planting would comprise native species, which is considered satisfactory.

In light of the above, the proposed variation is considered acceptable and compliant with the aforementioned overarching development plan policy and planning guidance.

Affordable Housing

In accordance with the requirements of the S.106 agreement forming part of the host permission, the applicant has provided a Financial Viability Assessment to retest whether any affordable provision can be provided. The assessment provides a robust analysis of the site value, build costs and profit calculations.

The assessment concludes that there is no financial headroom for an affordable housing contribution given the anticipated gross sales receipts and the financial outlay. The assessment has been reviewed by the City Council, the findings of which are agreed.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning 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 12 July 2026.

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:

Location plan referenced NO 2697 3 AC 0001, received by the City Council as Local Planning Authority on 14 September 2022, drawings referenced NO-2697-3-AC-0003, NO-2697-3-AC-0008, NO-2697-3-AC-1000 Rev C, NO-2697-3-AC-1001 Rev C, drawing referenced NO-2697-3-AC-0002 Rev G received by the City Council as Local Planning Authority on 24 February 2023, drawing reference NO-2697-3-AC-0020 Rev B received by the City Council as Local Planning Authority on 1st March 2023, drawing referenced 2697-3-AC-2001/F, received by the City Council as Local Planning Authority on 1 November 2023, drawing referenced 2697-3-AC-2002/G, received by the City Council as Local Planning Authority on 13 November 2023.

Energy Statement produced by Focus Consultants and received by the City Council as Local Planning Authority on 14 September 2022

Phase I Desk Top Study Report prepared by Arc Environmental, dated 7 August 2020, received by the City Council as Local Planning Authority on 14 September 2022.

Drawing referenced:

NO-2697-05-AC-0013 Rev H Boundary Treatment Plan;
NO-2697-05-AC-0014 Rev E Boundary Treatment Details;
NO-2697-04-AC-0018 Rev M External Works Plan;

Received by the City Council as Local Planning Authority on 15 May 2024.

NW-2697-03-LA-201 3712 Rev I Planting Plan.

Received by the City Council as Local Planning Authority on 17 May 2024.

NW-2697-05-LA-101 Rev Q Landscape Layout

Received by the City Council as Local Planning Authority on 7 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) The development hereby approved shall only be implemented in accordance with the external materials detailed on the schedule referenced NO 2697 05 AC 2005 (as set out below), received by the City Council as Local Planning Authority on 10 October 2023 and as agreed as part of condition discharge application referenced CDN/23/0655.

- Primary facing brick - Tuscan Red Mulite by Weinerberger;
- Contrasting brick banding and quoins - Cheddar Red Wirecut facing brick by Ibstock;
- Grey UPVC windows and door (RAL 7015);
- Entrance - White render by K Rend;
- Roof - Calderdale Edge dark grey tile;
- Powder coated window and entrance surrounds (RAL 7015).

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, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy.

4) The development hereby approved shall only be implemented in accordance with the following construction management details, agreed as part of condition discharge application referenced CDN/23/0643

-Construction Method Statement, received by the City Council as Local Planning Authority on 24 November 2023;

-Drawing referenced NO-2697 5-AC-0010-A received by the City Council as Local Planning Authority on 14 November 2023;

-Site Waste Management Plan received by the City Council as Local Planning Authority on 14 November 2023;

-Vehicle tracking drawing referenced 29359/110/A received by the City Council as Local Planning Authority on 14 November 2023;

-Drawings referenced M21029-A-17-001 (layouts 1-5) received by the City Council as Local Planning Authority on 20 November 2023.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

5) The development hereby approved shall be implemented in accordance with the security measures certified by the submitted Secured by Design accreditation (gold award) (Ref: 2009/0291/SBD/01)) received by the City Council as Local Planning Authority on 30 July 2024, agreed as part of discharge of condition application referenced CDN/24/0696.

Reason - To reduce the risk of crime, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

6) The development hereby approved shall only be implemented in accordance with the drainage strategy outlined with the submitted letter from Civils and Construction Solutions Ltd and the accompanying surface water drainage layout drawing referenced 29359/106/C3, received by the City Council as Local Planning Authority on 21 October 2024 and 20 November 2024 respectively, as agreed as part of discharge of condition application referenced CDN/24/0987.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

7) The development hereby approved, shall only be implemented in accordance with the following details, as agreed as part of discharge of condition application referenced CDN/25/0020:

-Verification Report and Photographic Survey;

-Management and Maintenance Plan prepared by GGP Consult;

-Drawing referenced 29359/114/AB1 (Drainage Layout).

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy.

8) The development hereby approved shall only be implemented in accordance with the waste management arrangement shown on drawing referenced NO 2697 05 AC 1702, received by the

City Council as Local Planning Authority on 12 October 2023, supplemented by additional details received by e-mail dated 20 December 2023, as agreed as part of condition discharge application referenced CDN/23/0687.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) The car parking area indicated on drawing numbered NO-2697-3-AC-0002 Rev G, received by the City Council as Local Planning Authority on 24 February 2023 shall be surfaced, demarcated and made available for use prior to any of the residential units hereby approved being occupied. The parking areas shall be for the sole use of residential occupants of the development and shall be available for use at all times whilst the apartments are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

10) The development hereby approved shall only be implemented in accordance with the electric vehicle charging scheme shown on drawing referenced NO 2697 5 AC 000 and accompanying 7 kW Pod Point charger specification documentation, received by the City Council as Local Planning Authority on 12 October 2023, as agreed as part of condition discharge application referenced CDN/23/0687.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.

11) The boundary treatment shall be implemented in accordance with the details shown on drawing referenced NO-2697-24-04-AC-0018/M, NO-2697-05-AC-0014/E and NO-2697-05-AC0013/H, received by the City Council as Local Planning Authority on 15 May 2024.

The boundary treatment shall be completed prior to first occupation of the apartments hereby approved. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

12) The hard and soft landscaping scheme approved by the City Council as Local Planning Authority shown on drawings referenced NW-2697-05-101/Q and NW-2697-03-LA-201/3712/I, received by the City Council as Local Planning Authority on 17 May 2024, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

13) The development hereby approved shall be carried out in accordance with details contained with the Energy Statement produced by Focus Consultants, received by the City Council as Local Planning Authority on 14 September 2022 and the post construction energy performance certificate for each of the 26 apartments, received by the City Council as Local Planning

Authority on 19 August 2024, as agreed as part of discharge of condition application referenced CDN/24/0780.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

14) The development hereby approved shall only be implemented in accordance with the external lighting scheme shown on external plan (Ref: 2697) and accompanying report prepared by LSUK Design and Consult, received by the City Council as Local Planning Authority on 12 October 2023, as agreed as part of condition discharge application referenced CDN/23/0687.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

15) If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

16) The development hereby approved shall only be implemented in accordance with the bio-diversity enhancement measures detailed on drawing referenced 81-002-03/Rev 1, received by the City Council as Local Planning Authority on 15 April 2024, as agreed as part of condition discharge application referenced CDN/24/0302. The agreed measures shall be maintained thereafter.

Reason - To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

17) The development hereby approved shall only be implemented in accordance with the details contained within the Small Mammal Method Statement (Ref: 81-002-R2-1) produced by E3P, received by the City Council as Local Planning Authority on 27 September 2023, as agreed as part of condition discharge application referenced CDN/23/0644.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

18) The development hereby approved shall be implemented in accordance with the submitted Phase I Desk Top Study Report prepared by Arc Environmental, dated 7 August 2020, received by the City Council as Local Planning Authority on 14 September 2022. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures

(the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

19) The development hereby approved shall be implemented in accordance with the following verification documents, agreed as part of discharge of condition application referenced CDN/24/0585:

-Consignment Noted prepared by Oates Environmental Ltd, received by the City Council as Local Planning Authority on 16 September 2024;

-Letter (dated 25 June 2024) and Technical Note (dated 9 August 2024) prepared by Arc Environmental, received by the City Council as Local Planning Authority on 29 August 2024.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

20) a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

21) The development hereby approved shall only be implemented in accordance with the approved off-site highway works, agreed as part of condition discharge application referenced CDN/24/0494.

Reason - In the interests of highway safety and amenity, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

22) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on drawing referenced 1050-KC-XX-YTREE-TPP01/Rev E received by the City Council as Local Planning Authority on 24 May 2024.

With the exception of the removal and replacement of the tree identified as tree 33 as per the content of the submitted Technical Note 001 (Report on False Acacia tree) produced by Keen Consultants and accompanying drawings referenced 1050-KC-XX-YTREE-TPP01RevE and NW-2697-03-LA-201 3712/I and size specification schedule received by the City Council as Local Planning Authority on 24 May 2024, 11 June 2024 and 13 June 2024 respectively (agreed as part of discharge of condition application referenced CDN/24/0445, the particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Any works undertaken within the identified 'no-dig construction' areas on the approved Tree Protection Plan shall be supervised by a suitably qualified arboricultural expert. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the City Council as Local Planning Authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

23) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

24) Before first occupation of the development hereby approved the communal windows to the western elevation facing the rear of properties along Holme Road, shown on drawing referenced NO-2697-3-AC-1000 Rev C, received by the City Council as Local Planning Authority on 23 December 2022, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

25) Each residential unit within the purpose-built Retirement Living housing development hereby approved shall be occupied only by:

- A single person not less than 60 years of age;

- Joint residents of whom the head of the household is not less than 60 years of age and the spouse, partner or cohabitee not less than 55 years of age;

- Persons living as part of a single household with such a person or persons;

- Persons who were living as part of a single household with such a person or persons who have since died.

Reason - In the interest of amenity and to allow diversification of the housing stock, pursuant to policies DM1, SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police
Greater Manchester Ecology Unit
West Didsbury Residents Association

Flat 1, Langham Court, Mersey Road, Manchester, M20 2PX
12 Winchester Park, Manchester, M20 2TN
Flat 8, 7 Dundreggan Gardens, Manchester, M20 2EJ
12 Brayton Avenue, Manchester, M20 5LP
44 Spath Road, Manchester, M20 2GT
27 Dalston Drive, Manchester, M20 5LD
35 Spath Road, Manchester, M20 2QT
39 Dene Road, Manchester, M20 2TG
2 Ford Bank Cottages, Victoria Avenue, Didsbury, Manchester, M20 2RA
18 Lancaster Road, Manchester, M20 2QU
27 Spath Road, Didsbury, Manchester, M20 2QT
Flat 2, 165D Burton Road, Manchester, M20 2LN
11 Lancaster Road, Manchester, M20 2QU
39 Dene Road, Manchester, M20 2TG
36 Albert Hill Street, Manchester, M20 6RF
Flat 9, Needham Hall, 2 Dundreggan Gardens, Manchester, M20 2EH
17 Dundreggan Gardens, Manchester, M20 2EL
5A Lancaster Road, Didsbury, Manchester, M20 2TY
22 Victoria Ave, Manchester, M20 2RA
The Coach House 1 A Lancaster Road, Didsbury, Manchester, M20 2Ty
Flat 1 Cairncroft, Holme Road, Manchester, M20 2UP
Flat 9, 3 Lancaster Road, Manchester, M20 2TY
19 Lancaster Road, Manchester, M20 2QU
7 Canterbury Park, Manchester, M20 2UQ
98 Dene Road, Manchester, M20 2GU
9 Lancaster Road, Manchester, M20 2QU
Lynwood, Holme Road, Manchester, M20 2TX
1A Lancaster Road, Manchester, M20 2TY
115A Barlow Moor Road, Manchester, M20 2TS
Flat 17, 7 Dundreggan Gardens, Manchester, M20 2EJ
Spath Holme, Holme Road, Manchester, M20 2TX
8 Hawthornden Cottages, Palatine Road, Manchester, M20 2TT
Flat 10, 113 Barlow Moor Road, Manchester, M20 2GP
7 Sandiway Drive, Manchester, M20 2FE
Flat 4, 4 Lancaster Road, Manchester, M20 2TY
Flat 5A, 5 Lancaster Road, Manchester, M20 2TY
21A Spath Road, Manchester, M20 2QT
2 Lancaster Road, Manchester, M20 2TY
5 Sandiway Drive, Manchester, M20 2FE
4 Sandiway Drive, Manchester, M20 2FE
Flat 3B, 4 Lancaster Road, Manchester, M20 2TY
Flat 3A, 4 Lancaster Road, Manchester, M20 2TY
Flat 8, 2 Lancaster Road, Manchester, M20 2TY
Flat 5, 2 Lancaster Road, Manchester, M20 2TY
6 Lancaster Road, Manchester, M20 2TY
8 Lancaster Road, Manchester, M20 2TY
11 Dundreggan Gardens, Manchester, M20 2EL

7 Lancaster Road, Manchester, M20 2QU
5A Lancaster Road, Manchester, M20 2TY
Flat 14, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 12, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 8, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 6, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 7, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 9, 5 Lancaster Road, Manchester, M20 2TY
19 Spath Road, Manchester, M20 2QT
Flat 8, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 11, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 1, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 12, 3 Lancaster Road, Manchester, M20 2TY
96 Dene Road, Manchester, M20 2GU
16 Lancaster Road, Manchester, M20 2QU
5 Canterbury Park, Manchester, M20 2UQ
23 Holme Road, Manchester, M20 2UP
Flat 17, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 11, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 5, Spath Holme, Holme Road, Manchester, M20 2TX
1 Lancaster Road, Manchester, M20 2TY
Flat 5, 7 Dundreggan Gardens, Manchester, M20 2EJ
15 Dundreggan Gardens, Manchester, M20 2EL
Flat 16, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 16, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 13, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 8, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 1, Beechwood Court, Holme Road, Manchester, M20 2UA
15 Spath Road, Manchester, M20 2QT
Flat 1, 2 Lancaster Road, Manchester, M20 2TY
Flat 7, 5 Lancaster Road, Manchester, M20 2TY
11 Lancaster Road, Manchester, M20 2QU
44 Spath Road, Manchester, M20 2GT
Flat 7, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 9, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 4, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 9, 113 Barlow Moor Road, Manchester, M20 2GP
10 Canterbury Park, Manchester, M20 2UQ
1 Canterbury Park, Manchester, M20 2UQ
Marie Louise Gardens Lodge, Holme Road, Manchester, M20 2UP
Flat 5, 4 Lancaster Road, Manchester, M20 2TY
25 Holme Road, Manchester, M20 2UP
42 Spath Road, Manchester, M20 2GT
100 Dene Road, Manchester, M20 2GU
7A Lancaster Road, Manchester, M20 2QU
2 Canterbury Park, Manchester, M20 2UQ
3 Canterbury Park, Manchester, M20 2UQ
29 Holme Road, Manchester, M20 2UP
3 Sandiway Drive, Manchester, M20 2FE
Flat 5, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 3, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 5, 5 Lancaster Road, Manchester, M20 2TY
Flat 3, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 2, 7 Dundreggan Gardens, Manchester, M20 2EJ

Flat 1, 7 Dundreggan Gardens, Manchester, M20 2EJ
48 Spath Road, Manchester, M20 2GT
31 Holme Road, Manchester, M20 2UP
Flat 10, 3 Lancaster Road, Manchester, M20 2TY
Flat 7, 3 Lancaster Road, Manchester, M20 2TY
Flat 6, 5 Lancaster Road, Manchester, M20 2TY
Flat 5, 3 Lancaster Road, Manchester, M20 2TY
Flat 11, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 3, 2 Lancaster Road, Manchester, M20 2TY
46 Spath Road, Manchester, M20 2GT
Flat 5, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 2, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 8, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 4, 2 Lancaster Road, Manchester, M20 2TY
Flat 6, 2 Lancaster Road, Manchester, M20 2TY
Flat 7, 2 Lancaster Road, Manchester, M20 2TY
104 Dene Road, Manchester, M20 2GU
102 Dene Road, Manchester, M20 2GU
6 Canterbury Park, Manchester, M20 2UQ
8 Canterbury Park, Manchester, M20 2UQ
9 Canterbury Park, Manchester, M20 2UQ
Flat 15, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 11, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 10, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 7, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 9, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 4, 7 Dundreggan Gardens, Manchester, M20 2EJ
Flat 5, Buckley House, Lancaster Road, Manchester, M20 2QU
Flat 3, Buckley House, Lancaster Road, Manchester, M20 2QU
Flat 1, Buckley House, Lancaster Road, Manchester, M20 2QU
20 Lancaster Road, Manchester, M20 2QU
Flat 5, 1 Lancaster Road, Manchester, M20 2TY
Flat 4, Buckley House, Lancaster Road, Manchester, M20 2QU
Flat 2, Buckley House, Lancaster Road, Manchester, M20 2QU
Flat 6, Buckley House, Lancaster Road, Manchester, M20 2QU
Flat 2, 1 Lancaster Road, Manchester, M20 2TY
Flat 2, 3 Lancaster Road, Manchester, M20 2TY
Flat 18, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 16, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 10, Spath Holme, Holme Road, Manchester, M20 2TX
4 Canterbury Park, Manchester, M20 2UQ
Flat 2, 4 Lancaster Road, Manchester, M20 2TY
Flat 2, 2 Lancaster Road, Manchester, M20 2TY
Flat 6, 1 Lancaster Road, Manchester, M20 2TY
Flat 3, 1 Lancaster Road, Manchester, M20 2TY
Flat 1, 3 Lancaster Road, Manchester, M20 2TY
Flat 4, 1 Lancaster Road, Manchester, M20 2TY
Flat 1, 1 Lancaster Road, Manchester, M20 2TY
Flat 11, 3 Lancaster Road, Manchester, M20 2TY
Flat 8, 3 Lancaster Road, Manchester, M20 2TY
Flat 4, 3 Lancaster Road, Manchester, M20 2TY
Flat 9, 3 Lancaster Road, Manchester, M20 2TY
Flat 11, 5 Lancaster Road, Manchester, M20 2TY
Flat 6, 3 Lancaster Road, Manchester, M20 2TY

Flat 10, 5 Lancaster Road, Manchester, M20 2TY
Flat 8, 5 Lancaster Road, Manchester, M20 2TY
Flat 3, 3 Lancaster Road, Manchester, M20 2TY
Flat 1, 4 Lancaster Road, Manchester, M20 2TY
Flat 4, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 3, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 2, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 7, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 2, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 12, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 15, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 3, 5 Lancaster Road, Manchester, M20 2TY
Flat 6, 113 Barlow Moor Road, Manchester, M20 2GP
21 Dundreggan Gardens, Manchester, M20 2EL
Flat 12, Cairncroft, Holme Road, Manchester, M20 2UP
26 Lancaster Road, Manchester, M20 2QU
22 Lancaster Road, Manchester, M20 2QU
23 Spath Road, Manchester, M20 2QT
Flat 15, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 6, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 4, 5 Lancaster Road, Manchester, M20 2TY
17 Lancaster Road, Manchester, M20 2QU
17 Dundreggan Gardens, Manchester, M20 2EL
Flat 3, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 11, Cairncroft, Holme Road, Manchester, M20 2UP
15 Lancaster Road, Manchester, M20 2QU
25 Spath Road, Manchester, M20 2QT
Flat 1, 5 Lancaster Road, Manchester, M20 2TY
Flat 4, 113 Barlow Moor Road, Manchester, M20 2GP
23 Dundreggan Gardens, Manchester, M20 2EL
19 Dundreggan Gardens, Manchester, M20 2EL
Flat 2, 5 Lancaster Road, Manchester, M20 2TY
Flat 3, 113 Barlow Moor Road, Manchester, M20 2GP
7 Hawthornden Cottages, Palatine Road, Manchester, M20 2TT
Flat 13, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 10, Cairncroft, Holme Road, Manchester, M20 2UP
106 Dene Road, Manchester, M20 2GU
24 Holme Road, Manchester, M20 2UP
9 Dundreggan Gardens, Manchester, M20 2EL
25 Dundreggan Gardens, Manchester, M20 2EL
Flat 6, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 9, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 4, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 2, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 8, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 5, Cairncroft, Holme Road, Manchester, M20 2UP
Flat 14, Cairncroft, Holme Road, Manchester, M20 2UP
28 Lancaster Road, Manchester, M20 2QU
18 Lancaster Road, Manchester, M20 2QU
24 Lancaster Road, Manchester, M20 2QU
27 Dundreggan Gardens, Manchester, M20 2EL
13 Lancaster Road, Manchester, M20 2QU
17 Spath Road, Manchester, M20 2QT
Flat 6, Spath Holme, Holme Road, Manchester, M20 2TX

Flat 10, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 1, 113 Barlow Moor Road, Manchester, M20 2GP
21 Spath Road, Manchester, M20 2QT
Flat 14, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 12, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 9, Spath Holme, Holme Road, Manchester, M20 2TX
Flat 1, Spath Holme, Holme Road, Manchester, M20 2TX
19A Spath Road, Manchester, M20 2QT
Flat 7, 113 Barlow Moor Road, Manchester, M20 2GP
104 Dene Road, Manchester, M20 2GU
22 Victoria Avenue, Didsbury, Manchester, M20 2RA
14 Spath House, 4 Spath Road, Manchester, M20 2FA
29 Highfield Road, Cheadle, SK8 6EN
25 Boundary Road, Stockport, SK8 2EN
19 Spath Road, Manchester, M20 2QT
102 Dene Road, Manchester, M20 2GU
Flat 16, Cairncroft, Holme Road, Manchester, M20 2UP
33 Spath Road, Manchester, M20 2QT
9 Lancaster Road, Manchester, M20 2QU
Winchester Park, Didsbury, M20 2TN
Flat 6, 165D Burton Road, Manchester, M20 2LN
Flat 11, Beechwood Court, Holme Road, Manchester, M20 2UA
7 Birley Park, Manchester, M20 2TL
Flat 1, Cairncroft, Holme Road, Manchester, M20 2UP
15 Spath Road, Manchester, M20 2QT
9 Dundreggan Gardens, Manchester, M20 2EL
5 Mersey Meadows, Manchester, M20 2GB
Flat 12, Beechwood Court, Holme Road, Manchester, M20 2UA
Flat 19, Spath House, 4 Spath Road, Manchester, M20 2FA
102 Dene Road, Didsbury, Manchester, M20 2GU
21A Spath Road, Manchester, M20 2QT
7 Holme Road, Manchester, M20 2TX
Flat 5, Beechwood Court, Holme Road, Manchester, M20 2UA
25 Dundreggan Gardens, Manchester, M20 2EL
9 Dundreggan Gardens, Manchester, M20 2EL
7 Lancaster Road, Manchester, M20 2QU
31 Spath Road, Manchester, M20 2QT
99 Tintern Court, Tintern Avenue, Manchester, M20 2ND
17 Dundreggan Gardens, Manchester, M20 2EL
21A Spath Road, Didsbury, Manchester, M20 2QT
32 Tintern Avenue, Manchester, M20 2LE
11 Lancaster Road, Didsbury, Manchester, M20 2QU
Flat 8, Victoria Grange, 119 Barlow Moor Road, Manchester, M20 2TS
46 Dene Road, Manchester, M20 2SU
40 Dene Road, Manchester, M20 2AE
51 Clothorn Road, Manchester, M20 6BP
99 Barlow Moor Road, Manchester, M20 2GP
26 Lancaster Road, Manchester, M20 2QU
Lancaster House, 7 Lancaster Road, Didsbury, M20 2QU
31 Claremont Grove, Manchester, M20 2QL
19 Spath Road, Manchester, M20 2QT
Flat 2, Buckley House, Lancaster Road, Manchester, M20 2QU
15 Lancaster Road, Manchester, M20 2QU
16 Lancaster Road, Didsbury, Manchester, M20 2qu

Flat 2, 5 Lancaster Road, Manchester, M20 2TY
Apartment 9 Needham Hall, 2 Dundreggan Gardens,, Spath Road, Didsbury, Didsbury,
Manchester, M20 2EH
33 Spath Road, Manchester, M20 2QT
105 Dene Road, Manchester, M20 2GU
18 Lancaster Road, Didsbury, Manchester, M20 2QU
32 Tintern Avenue, Manchester, M20 2LE
15 Lancaster Road, Manchester, M20 2QU
Flat 11, Beechwood Court, Holme Road, Manchester, M20 2UA
9 Canterbury Park, Manchester, M20 2UQ
18 Lancaster Road, Manchester, M20 2QU
11 Dundreggan Gardens, Manchester, M20 2EL
7 Lancaster Road, Manchester, M20 2QU
44 Spath Road, Manchester, M20 2GT
Flat 9, Needham Hall, 2 Dundreggan Gardens, Manchester, M20 2EH
5A Lancaster Road, Manchester, M20 2TY
9 Lancaster Road, Didsbury, Manchester, M20 2QU
29 Highfield Road, Cheadle Hulme, Cheadle, SK8 6EN
18 Lancaster Road, Didsbury, Manchester, M20 2QU
21A Spath Road, Didsbury, Manchester, M20 2QT
17 Dundeggan Gardens, Manchester, M20 2EL
99 Tintern Court, West Didsbury, Manchester, M20 2ND

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA