

**Consultation list for appeal APP/B4215/W/24/3345060**  
**Appeal at Wren House, 108 Palatine Road, Manchester, M20 3ZA**

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  
MCC Flood Risk Management, Via Email  
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road,  
Central Park, Manchester, M40 5BP  
Transport For Greater Manchester, 2 Piccadilly Place, Manchester, M1 3BN  
Greater Manchester Ecology Unit, Council Offices, Wellington Road, Ashton-under-Lyne,  
OL6 6DL  
West Didsbury Residents Association, Via Email  
Councillor John Leech, 53B Manley Road, Manchester, M16 8HP  
Councillor Richard Kilpatrick, C/o Member's Services, P O Box 532, Town Hall Extension,  
Manchester M60 2LA  
Councillor Debbie Hilal, C/o Member's Services, P O Box 532, Town Hall Extension,  
Manchester M60 2LA  
Councillor John Leech, 53B Manley Road, Manchester, M16 8HP  
Councillor Richard Kilpatrick, C/o Member's Services, P O Box 532, Town Hall Extension,  
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Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road,  
Central Park, Manchester, M40 5BP  
Transport For Greater Manchester, 2 Piccadilly Place, Manchester, M1 3BN  
1 Old Lansdowne Road, Manchester, M20 2PB  
1 Raleigh Close, Manchester, M20 2BY  
1 Trafalgar Place, Palatine Road, Manchester, M20 3TF  
10 Lawnside Mews, Palatine Road, Manchester, M20 3YD  
10 Raleigh Close, Manchester, M20 2BY  
101 Lapwing Lane, Manchester, M20 6UR  
101A Lapwing Lane, Manchester, M20 6UR  
103 Lapwing Lane, Manchester, M20 6UR  
103A Lapwing Lane, Manchester, M20 6UR  
105 - 107 Lapwing Lane, Manchester, M20 6UR  
105A Lapwing Lane, Manchester, M20 6UR  
106 Palatine Road, Manchester, M20 3YB  
107A Lapwing Lane, Manchester, M20 6UR  
109 Lapwing Lane, Manchester, M20 6UR

109A Lapwing Lane, Manchester, M20 6UR  
11 Lawnside Mews, Palatine Road, Manchester, M20 3YD  
11 Old Lansdowne Road, Manchester, M20 2PB  
11 Raleigh Close, Manchester, M20 2BY  
111 Lapwing Lane, Manchester, M20 6UR  
113 Lapwing Lane, Manchester, M20 6UR  
113A Lapwing Lane, Manchester, M20 6UR  
114 Palatine Road, Manchester, M20 3ZA  
115 Lapwing Lane, Manchester, M20 6UR  
115A Lapwing Lane, Manchester, M20 6UR  
119 Palatine Road, Manchester, M20 3YA  
11A Raleigh Close, Manchester, M20 2BY  
121 Palatine Road, Manchester, M20 3YA  
122A Palatine Road, Manchester, M20 3ZA  
122B Palatine Road, Manchester, M20 3ZA  
15 Raleigh Close, Manchester, M20 2BY  
17 Raleigh Close, Manchester, M20 2BY  
19 Raleigh Close, Manchester, M20 2BY  
1A Old Lansdowne Road, Manchester, M20 2PB  
2 Raleigh Close, Manchester, M20 2BY  
2 Trafalgar Place, Palatine Road, Manchester, M20 3TF  
3 Old Lansdowne Road, Manchester, M20 2PB  
3 Raleigh Close, Manchester, M20 2BY  
3 Trafalgar Place, Palatine Road, Manchester, M20 3TF  
34 Lapwing Lane, Manchester, M20 2WR  
35A Ballbrook Avenue, Manchester, M20 3JG  
36 Lapwing Lane, Manchester, M20 2WR  
3A Old Lansdowne Road, Manchester, M20 2PB  
4 Lawnside Mews, Palatine Road, Manchester, M20 3YD  
4 Raleigh Close, Manchester, M20 2BY  
4 Trafalgar Place, Palatine Road, Manchester, M20 3TF  
40 Lapwing Lane, Manchester, M20 2WR  
42 Lapwing Lane, Manchester, M20 2WR  
5 Lawnside Mews, Palatine Road, Manchester, M20 3YD  
5 Old Lansdowne Road, Manchester, M20 2PB  
5 Raleigh Close, Manchester, M20 2BY  
5 Trafalgar Place, Palatine Road, Manchester, M20 3TF  
6 Lawnside Mews, Palatine Road, Manchester, M20 3YD  
6 Raleigh Close, Manchester, M20 2BY  
6 Trafalgar Place, Palatine Road, Manchester, M20 3TF  
7 Lawnside Mews, Palatine Road, Manchester, M20 3YD  
7 Old Lansdowne Road, Manchester, M20 2PB  
7 Raleigh Close, Manchester, M20 2BY  
7 Trafalgar Place, Palatine Road, Manchester, M20 3TF  
8 Lawnside Mews, Palatine Road, Manchester, M20 3YD  
8 Raleigh Close, Manchester, M20 2BY  
8 Trafalgar Place, Palatine Road, Manchester, M20 3TF  
9 Lawnside Mews, Palatine Road, Manchester, M20 3YD  
9 Old Lansdowne Road, Manchester, M20 2PB  
9 Raleigh Close, Manchester, M20 2BY  
9 Trafalgar Place, Palatine Road, Manchester, M20 3TF

91 Lapwing Lane, Manchester, M20 6UR  
93 Lapwing Lane, Manchester, M20 6UR  
95 Lapwing Lane, Manchester, M20 6UR  
97 Lapwing Lane, Manchester, M20 6UR  
99 Palatine Road, Manchester, M20 3JQ  
99A Lapwing Lane, Manchester, M20 6UT  
Basement, 99 Palatine Road, Manchester, M20 3JQ  
Craig House, 33 Ballbrook Avenue, Manchester, M20 3JG  
First Floor, 99 Palatine Road, Manchester, M20 3JQ  
Flat 1, 11 Old Lansdowne Road, Manchester, M20 2PB  
Flat 1, 111A Lapwing Lane, Manchester, M20 6UR  
Flat 1, 119 Palatine Road, Manchester, M20 3YA  
Flat 1, 120 Palatine Road, Manchester, M20 3ZA  
Flat 1, 122 Palatine Road, Manchester, M20 3ZA  
Flat 1, 13 - 15 Old Lansdowne Road, Manchester, M20 2PB  
Flat 1, 15 Raleigh Close, Manchester, M20 2BY  
Flat 1, 17 Old Lansdowne Road, Manchester, M20 2PB  
Flat 1, 17 Raleigh Close, Manchester, M20 2BY  
Flat 1, 19 Old Lansdowne Road, Manchester, M20 2PB  
Flat 1, 19 Raleigh Close, Manchester, M20 2BY  
Flat 1, 21 Old Lansdowne Road, Manchester, M20 2PB  
Flat 1, 3 Old Lansdowne Road, Manchester, M20 2PB  
Flat 1, 35 Ballbrook Avenue, Manchester, M20 3JG  
Flat 1, 44 Lapwing Lane, Manchester, M20 2WR  
Flat 1, 5 Old Lansdowne Road, Manchester, M20 2PB  
Flat 1, 99 Lapwing Lane, Manchester, M20 6UR  
Flat 1, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 1, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 1, The Rossett, 123 Palatine Road, Manchester, M20 3YA  
Flat 10, 13 - 15 Old Lansdowne Road, Manchester, M20 2PB  
Flat 10, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 10, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 10, The Rossett, 123 Palatine Road, Manchester, M20 3YA  
Flat 11, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 11, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 11, The Rossett, 123 Palatine Road, Manchester, M20 3YA  
Flat 12, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 12, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 12, The Rossett, 123 Palatine Road, Manchester, M20 3YA  
Flat 13, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 13, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 13, The Rossett, 123 Palatine Road, Manchester, M20 3YA  
Flat 14, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 14, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 14, The Rossett, 123 Palatine Road, Manchester, M20 3YA  
Flat 15, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 15, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 16, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 16, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 17, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 17, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA

Flat 18, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 18, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 19, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 2, 11 Old Lansdowne Road, Manchester, M20 2PB  
Flat 2, 111A Lapwing Lane, Manchester, M20 6UR  
Flat 2, 119 Palatine Road, Manchester, M20 3YA  
Flat 2, 120 Palatine Road, Manchester, M20 3ZA  
Flat 2, 122 Palatine Road, Manchester, M20 3ZA  
Flat 2, 13 - 15 Old Lansdowne Road, Manchester, M20 2PB  
Flat 2, 15 Raleigh Close, Manchester, M20 2BY  
Flat 2, 17 Old Lansdowne Road, Manchester, M20 2PB  
Flat 2, 17 Raleigh Close, Manchester, M20 2BY  
Flat 2, 19 Old Lansdowne Road, Manchester, M20 2PB  
Flat 2, 19 Raleigh Close, Manchester, M20 2BY  
Flat 2, 21 Old Lansdowne Road, Manchester, M20 2PB  
Flat 2, 3 Old Lansdowne Road, Manchester, M20 2PB  
Flat 2, 35 Ballbrook Avenue, Manchester, M20 3JG  
Flat 2, 44 Lapwing Lane, Manchester, M20 2WR  
Flat 2, 5 Old Lansdowne Road, Manchester, M20 2PB  
Flat 2, 99 Lapwing Lane, Manchester, M20 6UR  
Flat 2, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 2, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 2, The Rossett, 123 Palatine Road, Manchester, M20 3YA  
Flat 20, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 21, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 22, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 23, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 24, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 25, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 26, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 27, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 28, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 29, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 3, 11 Old Lansdowne Road, Manchester, M20 2PB  
Flat 3, 119 Palatine Road, Manchester, M20 3YA  
Flat 3, 120 Palatine Road, Manchester, M20 3ZA  
Flat 3, 122 Palatine Road, Manchester, M20 3ZA  
Flat 3, 13 - 15 Old Lansdowne Road, Manchester, M20 2PB  
Flat 3, 15 Raleigh Close, Manchester, M20 2BY  
Flat 3, 17 Old Lansdowne Road, Manchester, M20 2PB  
Flat 3, 17 Raleigh Close, Manchester, M20 2BY  
Flat 3, 19 Old Lansdowne Road, Manchester, M20 2PB  
Flat 3, 19 Raleigh Close, Manchester, M20 2BY  
Flat 3, 21 Old Lansdowne Road, Manchester, M20 2PB  
Flat 3, 3 Old Lansdowne Road, Manchester, M20 2PB  
Flat 3, 5 Old Lansdowne Road, Manchester, M20 2PB  
Flat 3, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 3, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 3, The Rossett, 123 Palatine Road, Manchester, M20 3YA  
Flat 30, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 31, Brankgate Court, Lapwing Lane, Manchester, M20 2PD

Flat 32, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 33, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 34, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 35, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 36, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
Flat 4, 11 Old Lansdowne Road, Manchester, M20 2PB  
Flat 4, 119 Palatine Road, Manchester, M20 3YA  
Flat 4, 120 Palatine Road, Manchester, M20 3ZA  
Flat 4, 122 Palatine Road, Manchester, M20 3ZA  
Flat 4, 13 - 15 Old Lansdowne Road, Manchester, M20 2PB  
Flat 4, 15 Raleigh Close, Manchester, M20 2BY  
Flat 4, 17 Old Lansdowne Road, Manchester, M20 2PB  
Flat 4, 17 Raleigh Close, Manchester, M20 2BY  
Flat 4, 19 Old Lansdowne Road, Manchester, M20 2PB  
Flat 4, 19 Raleigh Close, Manchester, M20 2BY  
Flat 4, 21 Old Lansdowne Road, Manchester, M20 2PB  
Flat 4, 3 Old Lansdowne Road, Manchester, M20 2PB  
Flat 4, 5 Old Lansdowne Road, Manchester, M20 2PB  
Flat 4, Brankgate Court, Lapwing Lane, Manchester, M20 2PD  
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Flat 5, 120 Palatine Road, Manchester, M20 3ZA  
Flat 5, 122 Palatine Road, Manchester, M20 3ZA  
Flat 5, 13 - 15 Old Lansdowne Road, Manchester, M20 2PB  
Flat 5, 15 Raleigh Close, Manchester, M20 2BY  
Flat 5, 17 Old Lansdowne Road, Manchester, M20 2PB  
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Flat 9, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA  
Flat 9, The Rossett, 123 Palatine Road, Manchester, M20 3YA  
Ground Floor, 99 Palatine Road, Manchester, M20 3JQ  
Lawnside Mews, Palatine Road, Manchester, M20 3YD  
Northern Lawn Tennis And Squash Club, Palatine Road, Manchester, M20 3YA  
Old Town Hall, Lapwing Lane, Manchester, M20 2NR  
The Lodge Rear Of Old Town Hall, Lapwing Lane, Manchester, M20 2NR  
West Didsbury Post Office, 99 Lapwing Lane, Manchester, M20 6UT



Planning

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P O Box 532 Town Hall  
Manchester M60 2LA

The Owner/Occupier

Date: 4 October 2024

Dear Sir/Madam,

**Town & Country Planning Act 1990**

**Planning application reference:** 138765/FO/2023

**Planning Inspectorate reference:** APP/B4215/W/24/3345060

**Appellant's name:** Churchill Retirement Living

**Development:** Erection of three storey building to provide 37 retirement living apartments (comprising 24 no. 1 bed and 13 no. 2 beds) including communal facilities, access, car parking and landscaping and reconfigured car parking arrangement for Wren House

**Location:** Wren House, 108 Palatine Road, Manchester, M20 3ZA

**Appeal start date:** 20 August 2024

I previously wrote to inform you of a hearing, held by an Inspector, to decide the outcome of the above-mentioned planning appeal.

I write to confirm that the hearing will start at 10:00 on 26 November 2024. It will be held in King's House Conference Centre, King's Church, Sidney Street, Manchester, M1 7HB, . It is anticipated that the hearing will last 1 day(s).

If you have any special needs, such as for access or seating, please contact the Planning section using the above number. The hearing is open to the public and you may attend if you wish. If you wish to speak, you must be at the hearing when it opens and ask the inspector for permission at the start of the hearing.

The Planning Inspectorate has requested that attendees should register in advance by providing your name and a contact email address to [planning@manchester.gov.uk](mailto:planning@manchester.gov.uk) so that arrangements can be made should the hearing need to be held online.

The inspector has been appointed by the Secretary of State and will decide the appeal under section 79 of the Town and Country Planning Act 1990 and associated powers.

Documents relating to the appeal may be viewed online using the Planning Public Access system ([www.manchester.gov.uk/planning/publicaccess](http://www.manchester.gov.uk/planning/publicaccess)) by searching for the above planning application number or by using the online system at the any library.

Yours sincerely,

Julie Roscoe  
Director of Planning, Building Control & Licensing