

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
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
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Flat 5, 11 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 119 Palatine Road, Manchester, M20 3YA
Flat 5, 120 Palatine Road, Manchester, M20 3ZA
Flat 5, 122 Palatine Road, Manchester, M20 3ZA
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Flat 5, 15 Raleigh Close, Manchester, M20 2BY
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Flat 5, 17 Raleigh Close, Manchester, M20 2BY
Flat 5, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 19 Raleigh Close, Manchester, M20 2BY
Flat 5, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, Brankgate Court, Lapwing Lane, Manchester, M20 2PD
Flat 5, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 5, The Rossett, 123 Palatine Road, Manchester, M20 3YA
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Flat 6, 122 Palatine Road, Manchester, M20 3ZA
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Flat 7, 11 Old Lansdowne Road, Manchester, M20 2PB
Flat 7, 119 Palatine Road, Manchester, M20 3YA
Flat 7, 120 Palatine Road, Manchester, M20 3ZA
Flat 7, 13 - 15 Old Lansdowne Road, Manchester, M20 2PB
Flat 7, 17 Old Lansdowne Road, Manchester, M20 2PB
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Flat 7, 19 Raleigh Close, Manchester, M20 2BY
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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



MANCHESTER
CITY COUNCIL

Planning

Robert Griffin
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robert.griffin@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 22 August 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 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 scale, layout and footprint of the proposed development is considered to be excessive in size that would appear incongruous and dominant in its immediate context, eroding the significance and distinctive character of the area, failing to preserve or enhance the character and appearance of the Albert Park Conservation Area and the adjacent Blackburn Park Conservation Area contrary to policies DM1, SP1, EN1 and EN3 of the Core Strategy, saved UDP policy DC18.1 and sections 12 and 16 of the NPPF.
- 2) The proposed design, appearance, and choice of materials of the proposed development would result in a form of development that would not be sympathetic or beautiful, and would erode the special character of the Albert Park Conservation Area and adjacent Blackburn Park Conservation Area providing an unduly prominent addition to the local townscape contrary to policies DM1, SP1, EN1 and EN3 of the Core Strategy, saved UDP policy DC18.1 and sections 12 and 16 of the NPPF.
- 3) The proposed development by reason of its relationship to the adjacent residential property at number 114 Palatine Road and as a result of the inclusion and arrangement of windows, doors and Juliette balconies on the proposed building, would give rise to a real and perceived loss of privacy and overlooking of the occupiers at number 114 Palatine Road to the detriment of their residential amenity contrary to policy DM1 of the Core Strategy.

The appeal is to be decided by an informal hearing, which will take place at a time and place to be set by the Planning Inspectorate. I will write to you again when this has been confirmed.

You may attend the hearing and at the discretion of the Inspector, give your views. If special facilities are required in the case of persons with disabilities please contact the Planning section on the above number.

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 **24 September 2024**, 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