



Re: 144800/LO/2025 - Appleby Lodge Wilmslow Road Manchester

From Jackie Whelan <Jackie.Whelan@manchester.gov.uk>

Date Fri 06/02/2026 09:33

To Holly Wright <Holly.Wright@manchester.gov.uk>

Hi Holly,

Further to the submitted information for the above listed building the agent has clarified that the existing asphalt roof is not original and was applied in 2014. . The proposed new roof will thereby conceal non-original roofing membrane, and there would be a very small marginal change at stone coping level (1.2mm) which would be barely discernible . The works would also not be visible and are thereby considered to have a negligible impact on heritage significance. The roof works are thereby supported as they will ensure the listed building is protected from water ingress with minimal impact on the historic fabric.

Regards,

Jackie Whelan
Heritage and Urban Design Officer
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council
0161 234 1616
Jackie.whelan@manchester.gov.uk

From: Holly Wright <Holly.Wright@manchester.gov.uk>

Sent: Monday, February 2, 2026 14:17

To: Jackie Whelan <Jackie.Whelan@manchester.gov.uk>

Subject: Fw: 144800/LO/2025 - Appleby Lodge Wilmslow Road Manchester

Hi Jackie,

Please see below and attached in relation to 144800/LO/2025 - Appleby Lodge Wilmslow Road Manchester.

I have requested the agent submit the existing photographs as attachments as I cannot access them via the link provided.

Please can you review the additional details and provide updated comments?

Kind Regards,
Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing

Growth and Development
Manchester City Council

holly.wright@manchester.gov.uk

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

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From: Andrew Windress <Andrew@idplanning.co.uk>

Sent: 02 February 2026 14:10

To: Holly Wright <Holly.Wright@manchester.gov.uk>

Cc: Ayden Cutler <ayden@idplanning.co.uk>

Subject: RE: 144800/LO/2025 - Appleby Lodge Wilmslow Road Manchester

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Holly

I attach a series of photos to demonstrate the existing status of the roof - <https://we.tl/t-3XvLjw8lyr> . Access to the roof is limited with a roof mansafe in place, as can be seen from the photographs, I trust the photos are sufficient.

I can confirm the roof was replaced (and insulation added) back in 2013/14 - it was a new asphalt roof. There have been regular failures with the roof system which we believe is due to thermal movement (ie the timber deck expands/contracts but the asphalt surface cannot and, therefore, splits). It is in this context that we propose the new surfacing to ensure the long term integrity of the listed building. The minor changes proposed by this application would certainly be preferable to more significant interventions if failures were to continue and impact on the internal fabric.

We have included the original IKO Specification Proposal, which would go back-to-back with the details provided.

Detail D04 (attached for ease) increases the parapet by 1.2mm to allow for the membrane to be securely finished under the parapet, visually externally you would never read or see this increase.

With all the above and previously submitted information it is hoped you can see the minimal intervention will ensure the long-term viability of the building and if required, further details could be sought by condition.

Regards

Andrew Windress MA MRTPI
Director

t: 0113 243 6116
m: 07808 647725

a: 9 York Place, Leeds, LS1 2DS
w: www.idplanning.co.uk

From: Andrew Windress
Sent: 27 January 2026 17:00
To: 'Holly Wright' <Holly.Wright@manchester.gov.uk>
Subject: RE: 144800/LO/2025 - Appleby Lodge Wilmslow Road Manchester

Thanks Holly, I'll come back ASAP.

Regards

Andrew Windress MA MRTPI
Director

t: 0113 243 6116
m: 07808 647725
a: 9 York Place, Leeds, LS1 2DS
w: www.idplanning.co.uk

From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 27 January 2026 12:36
To: Andrew Windress <Andrew@idplanning.co.uk>
Subject: Re: 144800/LO/2025 - Appleby Lodge Wilmslow Road Manchester

Dear Andrew,

Thank you for your email.

The Council's Urban Design and Heritage team have issued the following feedback:

There is no mention in the documents of what material the existing roof material is, the extent of deterioration or whether the existing roof can be repaired? It would be useful to have this clarified in order to assess the change and impact on significance, despite it being concealed from public view.

The proposed new roof system would comprise the overlaying of the existing flat roof with Armourplan P roof waterproofing system installed over a geotextile separation layer and incorporating a 1.2mm thick PVC membrane. It would be a significant material change which would require numerous penetrations into the existing flat roof and could result in some harm. The submitted section Detail 04 (Drg ref 0225) would suggest that the coping stone would need to be lifted, and the new material inserted below. We would request to see a detailed method statement and more information on how this could impact visually on the parapet given that would result in a small increase in height of the coping? The Sections refer to existing structural deck, but do not indicate the thickness of existing roof material.

The following details are requested:

- Existing roof material details and condition survey.*
- Option appraisal of repair/ replacement works and why proposed roofing system is the most suitable which would result in the least harm to historic fabric/ significance.*
- Sample materials of proposed roofing material to be compared with the existing.*
- Detailed method statements of works proposed.*

Additionally, they have indicated that it would be helpful to undertake an inspection of the roof during a site meeting, if safe access is available, if you could please confirm?
Alternatively, please can a catalogue of photographs which document the existing roof be submitted?

Thanks in advance,

Kind Regards,
Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

holly.wright@manchester.gov.uk

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA
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From: Andrew Windress <Andrew@idplanning.co.uk>
Sent: 27 January 2026 10:30
To: Holly Wright <Holly.Wright@manchester.gov.uk>
Subject: RE: 144800/LO/2025 - Appleby Lodge Wilmslow Road Manchester

You don't often get email from andrew@idplanning.co.uk. [Learn why this is important](#)

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Hi Holly – I was just checking in to see if everything is ok for an approval?

Regards

Andrew Windress MA MRTPI
Director

t: 0113 243 6116
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a: 9 York Place, Leeds, LS1 2DS
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From: Andrew Windress
Sent: 16 January 2026 13:11
To: Holly Wright <Holly.Wright@manchester.gov.uk>
Subject: RE: 144800/LO/2025 - Appleby Lodge Wilmslow Road Manchester

Holly

With the works only being to the roof then no, the trees will not be affected.

Regards

Andrew Windress MA MRTPI

Director

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From: Holly Wright <Holly.Wright@manchester.gov.uk>**Sent:** 16 January 2026 11:57**To:** Andrew Windress <Andrew@idplanning.co.uk>**Subject:** 144800/LO/2025 - Appleby Lodge Wilmslow Road Manchester

Dear Andrew,

As the site features a number of protected trees, please can you confirm whether these would be impacted/affected by the proposal?

Kind Regards,
Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

holly.wright@manchester.gov.uk

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA

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