

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144488/FO/2025

Date registered valid: 24 November 2025

Proposal: Addition of a rooftop extension comprising residential units (1 No. 2 bed and 2 No. 1 bed) on the existing detached block of flats and external alterations, associated parking, storage and landscaping.

Address: Balholm Court, 640 Wilmslow Road, Manchester, M20 6AH

Ward(s): Didsbury West Ward

Applicant: G&O Securities Ltd

Agent (if any): Mr Billy Whitehead, Planning Insight

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 19 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 18 December 2025

Standard consultations:

Printed: 4 December 2025 Expired: 27 December 2025

Neighbour notifications

Printed: 4 December 2025 Expired: 27 December 2025

Site notice

Posted: 18 December 2025 Expired: 11 January 2026

Press advert

Published: 9 December 2025 Expired: 2 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application site refers to a 1970s three-storey purpose-built residential development located within the southeast edge of the Ballbrook Conservation Area. The building is currently occupied by nine residential planning units and is constructed with red brickwork set under hipped roofs finished in red pantiles. The application property affords a communal garden, landscaping, bin store and designated parking areas to the side and rear, including 9.no garages and 9.no car parking spaces. The application site is level.



Figure 1: Principal elevation of the application property - Balholm Court.



Figure 2: Side/rear elevations of the application property when viewed from NW (site resident carpark/bin store).

The site is bounded by Wilmslow Road (B5093) to the east, an arterial route in/out of Manchester, and large Victorian and Edwardian villas (subdivided) to the south, west and north. A converted coach house lies within the grounds of Mulberry House due south/southwest. See figure 3 below.

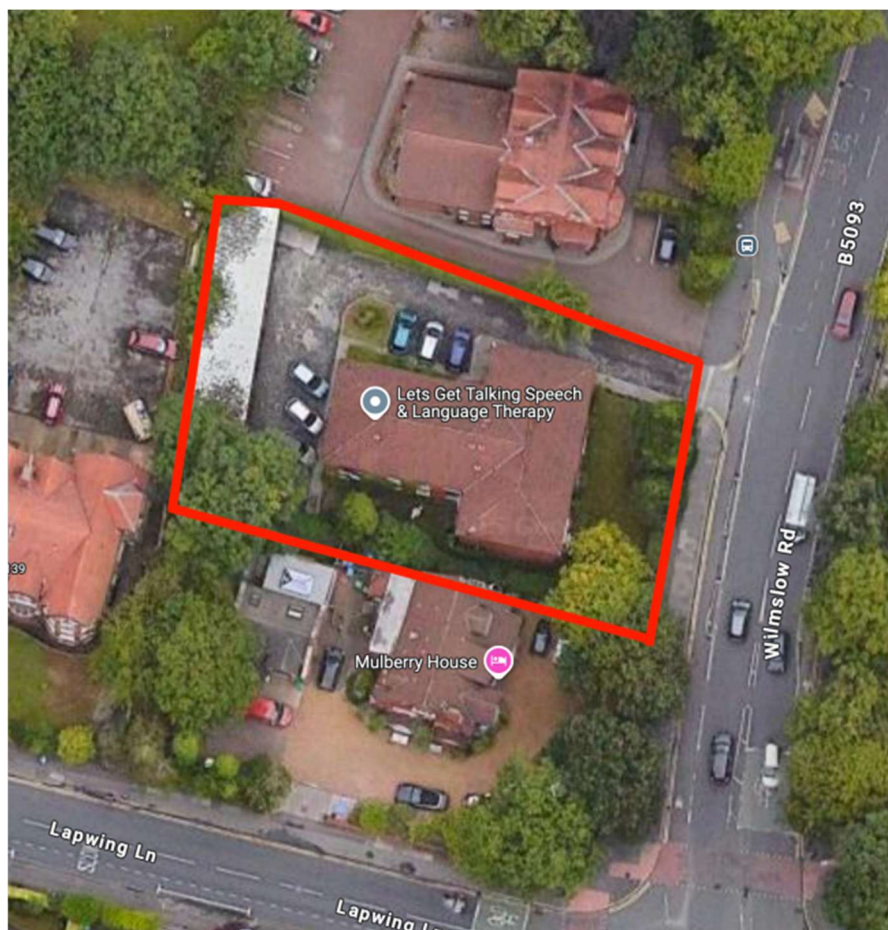


Figure 3: Site plan of Balholm Court.

The surrounding area is predominantly residential in character and affords access to sustainable transport routes (Bus/Metrolink). Didsbury district centre lies approximately 400m due south.

Listed building: Not applicable

Conservation area: Ballbrook Conservation Area 1992

Tree Preservation Order: Not applicable

Description of development

Permission is sought for the installation of a rooftop extension comprising 3.no additional residential units (1 No. 2 bed and 2 No. 1 bed) on the existing detached block of flats and external alterations, associated parking, storage and landscaping.

Consultations & Notification Responses

Local responses

14 letter(s) of representation were received from local residents raising the following concerns:

These are material planning considerations which will be addressed in the appraisal.

- Noise & disruption from construction phase upon residents
- Insufficient parking provision proposed – in number and manoeuvrability
- Insufficient cycle parking provision proposed – in number, location & accessibility
- Removal of communal landscaping to give way to vehicle and cycle parking
- Strain on existing refuse storage – at capacity
- Impact on character and appearance of Ballbrook Conservation Area
- Overdevelopment – scale & massing
- Disparity in drawings concerning dimensions
- Details of site management during construction period
- Poor condition of existing application property and site
- Security of existing property – SBD
- Overlooking & impact on privacy
- Overshadowing - Daylight and sunlight impacts understated
- No lawful on-street parking capacity on the main road frontage – Wilmslow Road
- Highway and pedestrian safety concerns
- No landscape enhancements

These matters raised below are not material planning considerations.

- Impact on house prices
- Existing/future tenancies affected by construction period
- Structural capacity of existing building – *This would be a Building Control matter.*

Three letters from two Local Ward Councillors and an MP were received, as follows:

Councillor Debbie Hilal - Wishes to support resident objections to the planning application for the reasons below:

The application proposes to add an additional floor to the building which represents an overdevelopment affecting residents wellbeing which, will be, severely impacted during

construction. The site is already in a considerable state of disrepair with large potholes and pedestrian pathways badly in need of maintenance.

There is already insufficient waste disposal which results in bins overflowing attracting vermin, additional residents will only increase the problem.

The new extension will result in loss of light for residents many of whom are disabled and others working from home the proposed extension is also out of character with the environment of the area which is a Conservation Area.

There are also plans to remove green spaces to make way for extra car parking spaces which is also unacceptable to the residents residing in the block, residents also consider 3 spaces to be insufficient

Councillor Andrew Simcock – Wished to object and requests that a site visit is undertaken.

- The proposal is completely inappropriate to the site for many reasons. There is already inadequate parking for the nine flats. The proposal provides inadequate parking for the number of flats proposed, so this would create even more problems regarding parking spaces. The site of the block is very close to the main junction on Wilmslow Road/Lapwing Lane/Fog Lane, so not only would there be maximum disruption during any building works, but ongoing and intolerable pressure going in and out of the site in the future. The environmental impact of the development would be highly detrimental as landscaping would be sacrificed for parking, the quality of life of the residents would be compromised as the space is simply insufficient for another three dwellings, and the waste facilities would fall short of what is required for the block.

Jeff Smith MP – Wrote in to raise concerns in support of Didsbury Labour councillors.

Constituents have advised that the proposal represents significant overdevelopment on Wilmslow Road. The new building, if permitted, will cause a loss of light and privacy for existing residents in addition to the following:

- Infrastructure Failure: The site is already in disrepair, and the current infrastructure cannot safely accommodate a major construction project or increased residency.
- Public Health & Waste: Existing waste facilities are over-capacity and have led to issues with vermin.
- Design & Character: A four-story block is out of character with the established street scene in this part of Didsbury.

Consultee responses

Highway Services – Recommend conditions referring to CMP and cycle store details.

Environmental Health – Recommend conditions referring to residential sound insulation and EV chargers are recommended.

MCC Flood Risk Management – No objections

Greater Manchester Ecology Unit – The proposal is considered exempt from Biodiversity Net Gain (BNG).

No ecological documents appear to have been provided to assess the impacts the proposal may have on protected species (e.g. a Preliminary Ecological Appraisal (PEA)). Given that the proposal is a rooftop extension, works to the existing building, including the roof will be taking place. The building may support protected species such as roosting bats and nesting birds.

They would expect an ecological appraisal to be provided to assess the site for protected species to ensure that they have been fully considered as part of the planning process and to comply with legislation. This should include a bat Preliminary Roost Assessment (PRA) on the building to determine if it holds bat roosting suitability. The PEA/PRA should aim to inform any further surveys, mitigation, and enhancement requirements.

In summary, insufficient information has currently been provided for this application and further information is required prior to determination of the application.

Relevant Planning History

At the application site –

037541 – Erection of pitched roof over existing block of flats. Approved 02.11.1990.

History of negotiations

No negotiations were entered into with the agent, given that the proposal was considered unacceptable in principle, even in the event of significant revisions.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

JP-G8 – A Net Enhancement of Biodiversity and Geodiversity

JP-P1 – Sustainable Places

JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

H 6 – South Manchester

T 1 – Sustainable Transport (partially superseded by PfE)

T 2 – Accessible areas of opportunity and need

EN 1 – Design Principles and Strategic Character Areas
EN 3 – Heritage (partially superseded by PfE)
EN 8 – Adaptation to Climate Change (partially superseded by PfE)
EN 14 – Flood Risk (partially superseded by PfE)
EN 15 – Biodiversity and Geological Conservation (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions
DC7 – New Housing Development
DC18 – Conservation Areas
DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester’s Emerging Space Standards)

Other legislative requirements –

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications.

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development;

development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Para 135 – 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.

Para 131 - Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 202 - Heritage assets should be conserved in a manner appropriate to their significance.

Para 207 - Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Para 208 - LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Para 210 - In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Para 212 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Issues

Principle of development:

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF at paragraphs 2 and 48 reinforces this requirement and at paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposed development is not considered acceptable and is in conflict with the aforementioned development plan policy and associated guidance.

It is considered that the addition of a rooftop extension (mansard form with dormers) comprising 3 additional residential units on the existing detached block of flats would disrupt the relationship of the buildings in this part of the Conservation Area, to the detriment of the local townscape. The proposed rooftop extension would fail to preserve or enhance the building's contribution to the Conservation Area, causing a degree of harm to the special interest to the Conservation Area, local sense of place and its distinctive townscape composition.

In addition, the proposal is considered to represent overdevelopment of the application site, by way of intensification and pressure on existing facilities (parking provision and landscaping).

On this basis, the proposal is considered to conflict with policies DM1, SP1 and EN3 of the Manchester Core Strategy, saved policy DC18.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF). There are no material considerations to indicate otherwise. The principal issues are outlined further below.

Impact on visual amenity and heritage:

The surrounding area (Ballbrook Conservation Area) is characterised by large Victorian and Edwardian villas sited in tree-lined streets and retains distinctive qualities of an Edwardian suburb. The application property constructed in the 1970's, affords a contrasting design and footprint, which are considered at odds with the typical Victorian and Edwardian villas of the conservation area which are largely concealed by trees on the frontage.

The host building accommodates a shallow hipped roof form that broadly reads as subservient in relation to the ridges of the period villas along Wilmslow Road to the west (in the Conservation Area). This allows the distinctive qualities (scale, form and character) of adjacent historic villas to characterise and establish the skyline of the Conservation Area.

In this case, the addition of a mansard roof would disrupt the relationship of the buildings in this part of the Conservation Area, to the detriment to the local townscape. Additionally, the proposed mansard roof (not common in the immediate vicinity) would spring from a new parapet, but no information has been provided as to how this will be finished and has a steeper pitch resulting in a bulky box-like shape. As such, the proposed design, appearance, massing and form of the rooftop extension would be unduly prominent, detracting not only from the original limited architectural character of the host building, but also the grouping of historic buildings as the corner of Lapwing Lane and Wilmslow Road.

The boxy form of the dormers proposed and their prominent location facing Wilmslow Road (see figure 4) are not considered common in the Conservation Area, whether on modern or classic buildings. Despite some tree cover, the proposed dormers, coupled with the increase in height and sharper gradient of the new mansard roof, would increase the roof visibility and prominence onto the adjacent Wilmslow Road and be more visually intrusive, not in keeping, neutral, or complementary to the character of Conservation Area. As such, the proposed

dormer windows (front & sides) and blank expanses above gable ends would exacerbate the visual impact and would appear uncharacteristic and out of keeping with the distinctive character of this part of the Conservation Area.

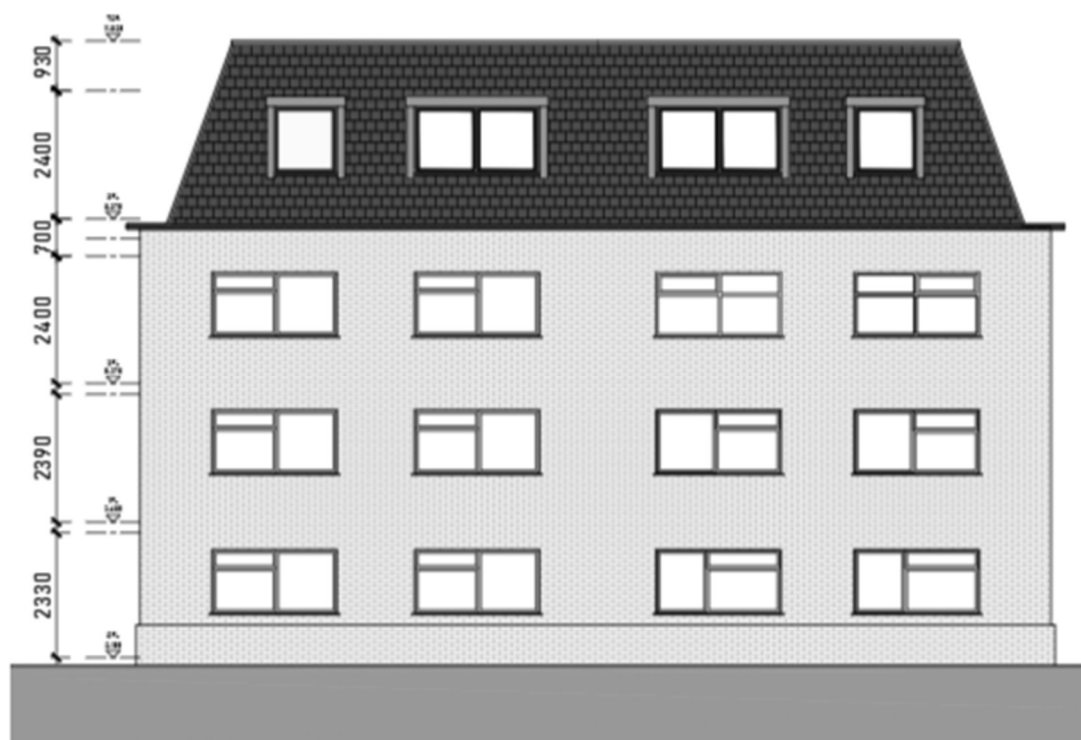


Figure 4: Proposed east (principle) elevation, facing Wilmslow Road.

These alterations would detract from the established traditional character and appear visually harmful to the Conservation Area, despite the proposal's heritage statement explaining that the 'steeper pitch would be more in keeping with the historic villas of the Conservation Area'. This is contested, given that the proposed roof design (mansard roof style) is not a common or historic design in the Conservation Area, which has more cross-hipped and/or gable ends with pointed dormers, not boxed. Therefore, this new pitch would further harm the street scene and roof typologies.

The increased height on the two stairwells may also alter the roof pattern and go against the historic roofscape of the Conservation Area, but as they are located to the side of the property and obscured from view by the shape of the front section and roof height, their addition is less harmful to the character of the Conservation Area.

These proposed changes are considered to cause less than substantial harm to the Conservation Area, although on the lower end of the scale given the size of the Conservation Area. This harm is primarily due to the addition of dormers and roof pitch change in shape and height. The addition of the dormers on a more forward-facing roof pitch and the change in overall roof design, would alter the street frontage and view from Wilmslow Road by increasing the massing and bulk of the host building which would appear incongruous in the street scene and Conservation Area, which is characterised by Victorian and Edwardian villas with gables and pitched roof forms. The existing boundary treatment across the site frontage and position of the host property setback within the site is not considered to sufficiently mitigate this anticipated harm by way of overdevelopment.

The submitted planning statement refers to a historic planning permission granted in 1990, for the 'erection of pitched roof over existing block of flats'. This application is not considered to carry weight as it was assessed against now obsolete national and local planning policy.

Furthermore, this permission predates the designation of the Ballbrook Conservation Area in November 1991, as such, this designation carries significant weight.

Considerable weight that must be given to preserving or enhancing the character of the Conservation Area, as set out in within Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. It is considered that on balance and when weighed against the limited public benefits of the offer of additional housing units, the impact to local heritage, would fail to enhance the character of the Conservation Area and the significance of the Ballbrook Conservation Area would be compromised.

Impact on residential amenity:

The proposal has been supported by a daylight and sunlight assessment, prepared by Herrington, which concludes the anticipated impacts would be within the limits prescribed by the BRE guidelines as being acceptable. As such, the proposal is not considered to give rise to undue overshadowing impact upon neighbouring occupiers.

The proposed fenestration within the rooftop extension, through 14no. box dormer windows, are considered to generally align with the fenestration pattern of the existing property. These additional windows would afford a similar outlook to existing windows, albeit a storey higher, as such the proposed fenestration is not considered to create significant overlooking impacts over and above the existing situation which would warrant a refusal.

Given the proposed increase in height and massing of the application property roof and close proximity between existing buildings, the proposal is considered to create an overbearing impact upon the neighbouring properties due south, namely 145 Lapwing Lane and 642 Wilmslow Road. The impact to residential amenity is therefore not considered acceptable, in terms of overdominance.

Impact on Highway Safety:

As set out on plan 003 Rev 3 titled Proposed Site Plan and shown in figure 3. There are 9no. car garage spaces located within the site's curtilage. These serve the existing nine residential units. Proposed are 11no. spaces to serve twelve units. This equates to two additional parking spaces for the three proposed additional apartments.

The proposal would involve the creation of 2.no additional parking spaces, replacing an area of existing soft landscaping. MCC highways have been consulted on this proposal and consider the two additional spaces as substandard when including an acceptable approach / manoeuvring area. The two new car park spaces offered average dimensions of 4.65 x 2.35 metres with an approach / manoeuvring space of only 2.6 metres.

It is noted that substandard parking spaces with limited manoeuvre area used for three spaces already exist on site. This is the space that can be found next to the proposed two new spaces. This space measures at 7.2 x 6.85 metres. As this space is currently available and used for parking, the drivers have to accept the tightness of the available space.

The proposed two additional spaces and manoeuvring space cannot be accepted as parking spaces, as they do not sufficiently comply in dimension terms to allow them to be considered as parking spaces. Therefore, the Council considers the parking spaces offered as not truly parking spaces. However as already, the existing site offers parking for 9 vehicles, albeit including the three substandard spaces. Highways have concluded that they cannot substantiate an objection based on the proposed parking availability.

Overdevelopment:

Notwithstanding the above, the proposed increase of sub-standard parking spaces within the site to 5.no (which cannot be classed as standard by MCC Highways), is considered to illustrate the existing constrained parking provision within the site curtilage and the loss of landscaping to soften the development and sense of spaciousness within the Conservation Area, which would constitute as overdevelopment of the application site.

As set out on plan 003 Rev 3 titled Proposed Site Plan, the proposal will provide 4 secure and sheltered cycle parking spaces. Details of the cycle store design are requested via planning condition and if approved should be in place prior to the occupation of the new residential units.

Waste:

The submitted DAS affirms 'the scheme seeks to improve waste management by increasing capacity within the existing refuse area. Additional bins - for general waste and recycling - will be introduced'. Environmental Health has considered this proposal and raise no concerns with regards to proposed waste management arrangements.

Other matters:

Ecology

GMEU have reviewed the submitted information and consider a Preliminary Ecological Appraisal (PEA) with Preliminary Roost Assessment (PRA) to be outstanding, given the nature of works to the existing building. As such, insufficient information has been submitted with regards to the ecology and protected species.

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: Refuse

Article 35 Declaration

Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reasons for recommendation to refuse

- 1) The proposed rooftop extension and associated alterations by reason of its design, form, appearance and increase in building height, would have a harmful impact to the character and appearance of the Ballbrook Conservation Area. The proposed works would form an incongruous feature within the street scene and disrupt the relationship of the host building with other buildings in this part of the Conservation Area, to the detriment of the local townscape. The proposed extension would therefore fail to preserve or enhance the building's contribution to the Conservation Area, causing harm to the special interest of the Ballbrook Conservation Area, the local sense of place and its distinctive townscape composition. As such, the proposed development is contrary to saved policy DC18.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).
- 2) The proposed development would constitute overdevelopment of the site which would be out of keeping with the character of the Ballbrook Conservation Area; in particular it would be out of character in scale, design and form and provide inadequate off-street parking provision for existing/future occupants, which would result in visual and residential amenity impacts upon the Conservation Area, neighbouring residents due south and residents of Balholm Court, contrary to saved policy DC18.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Heritage & Urban Design
Greater Manchester Ecology Unit

Flat 11, 611A Wilmslow Road, Manchester, M20 6DR
Flat 16, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 7, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 2, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 9, 611A Wilmslow Road, Manchester, M20 6DR
Flat 39, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 18, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 13, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 34, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 48, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 25, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 38, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 7, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 7, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 4, 137 Lapwing Lane, Manchester, M20 6US
Flat 13, 139 Lapwing Lane, Manchester, M20 6US
Flat 11, 139 Lapwing Lane, Manchester, M20 6US
Flat 3, 642 Wilmslow Road, Manchester, M20 6AH
Flat 24, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 4, Balholm Court, 640 Wilmslow Road, Manchester, M20 6AH
Flat 1, Balholm Court, 640 Wilmslow Road, Manchester, M20 6AH
Flat 5, Balholm Court, 640 Wilmslow Road, Manchester, M20 6AH
Flat 7, 611A Wilmslow Road, Manchester, M20 6DR
Flat 6, 611A Wilmslow Road, Manchester, M20 6DR
Flat 4, 611A Wilmslow Road, Manchester, M20 6DR
Flat 1, 611A Wilmslow Road, Manchester, M20 6DR
Flat 21, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 1, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 35, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 20, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 7, 133 Lapwing Lane, Manchester, M20 6US
Flat 1, 133 Lapwing Lane, Manchester, M20 6US
Flat 4, 133 Lapwing Lane, Manchester, M20 6US
Flat 1, 135 Lapwing Lane, Manchester, M20 6US
Flat 3, 137 Lapwing Lane, Manchester, M20 6US
Flat 6, 137 Lapwing Lane, Manchester, M20 6US
137 Lapwing Lane, Manchester, M20 6US
Flat 6, 139 Lapwing Lane, Manchester, M20 6US
Flat 4, 139 Lapwing Lane, Manchester, M20 6US
320 Lapwing Lane, Manchester, M20 6UW
Flat 12, 611A Wilmslow Road, Manchester, M20 6DR
Flat 1, 642 Wilmslow Road, Manchester, M20 6AH
Flat 6, 642 Wilmslow Road, Manchester, M20 6AH
328 Lapwing Lane, Manchester, M20 6UW
330 Lapwing Lane, Manchester, M20 6UW
617 Wilmslow Road, Manchester, M20 6DF

Flat 6, Balholm Court, 640 Wilmslow Road, Manchester, M20 6AH
Flat 3, Balholm Court, 640 Wilmslow Road, Manchester, M20 6AH
Flat 5, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 31, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 6, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 12, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 9, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 23, Digby Lodge, Fog Lane, Manchester, M20 6AP
133 Lapwing Lane, Manchester, M20 6US
Flat 6, 133 Lapwing Lane, Manchester, M20 6US
Flat 5, 135 Lapwing Lane, Manchester, M20 6US
Flat 2, 137 Lapwing Lane, Manchester, M20 6US
Flat 10, 139 Lapwing Lane, Manchester, M20 6US
Flat 2, 611A Wilmslow Road, Manchester, M20 6DR
Flat 2, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 4, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 6, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 8, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 42, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 26, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 30, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 3, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 17, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 3, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 5, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 3, 133 Lapwing Lane, Manchester, M20 6US
Flat 7, 135 Lapwing Lane, Manchester, M20 6US
Flat 15, 139 Lapwing Lane, Manchester, M20 6US
Flat 7, 139 Lapwing Lane, Manchester, M20 6US
Flat 2, 642 Wilmslow Road, Manchester, M20 6AH
Flat 5, 642 Wilmslow Road, Manchester, M20 6AH
Flat 11, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 37, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 10, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 1, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 4, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 2, Balholm Court, 640 Wilmslow Road, Manchester, M20 6AH
Flat 5, 611A Wilmslow Road, Manchester, M20 6DR
Flat 10, 611A Wilmslow Road, Manchester, M20 6DR
Flat 3, 611A Wilmslow Road, Manchester, M20 6DR
Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 36, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 22, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 46, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 40, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 2, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 33, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 2, 133 Lapwing Lane, Manchester, M20 6US
Flat 1, 137 Lapwing Lane, Manchester, M20 6US
Flat 8, 137 Lapwing Lane, Manchester, M20 6US
Flat 12, 139 Lapwing Lane, Manchester, M20 6US
Flat 5, 139 Lapwing Lane, Manchester, M20 6US
Flat 4, 642 Wilmslow Road, Manchester, M20 6AH
1 Ballbrook Avenue, Manchester, M20 6AB

636 Wilmslow Road, Manchester, M20 6AH
Flat 6, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 7, Balholm Court, 640 Wilmslow Road, Manchester, M20 6AH
Flat 9, Balholm Court, 640 Wilmslow Road, Manchester, M20 6AH
Flat 43, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 45, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 14, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 8, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 4, 135 Lapwing Lane, Manchester, M20 6US
Flat 5, 137 Lapwing Lane, Manchester, M20 6US
Flat 7, 137 Lapwing Lane, Manchester, M20 6US
Flat 1, 139 Lapwing Lane, Manchester, M20 6US
Flat 3, 139 Lapwing Lane, Manchester, M20 6US
Flat 2, 139 Lapwing Lane, Manchester, M20 6US
322 Lapwing Lane, Manchester, M20 6UW
145 Lapwing Lane, Manchester, M20 6US
324 Lapwing Lane, Manchester, M20 6UW
326 Lapwing Lane, Manchester, M20 6UW
332 Lapwing Lane, Manchester, M20 6UW
615 Wilmslow Road, Manchester, M20 6DF
Flat 3, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 8, Balholm Court, 640 Wilmslow Road, Manchester, M20 6AH
Flat 15, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 47, Digby Lodge, Fog Lane, Manchester, M20 6AP
2 Fog Lane, Manchester, M20 6AL
Flat 1, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 19, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 28, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 32, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 3, 135 Lapwing Lane, Manchester, M20 6US
Flat 8, 135 Lapwing Lane, Manchester, M20 6US
Flat 2, 135 Lapwing Lane, Manchester, M20 6US
Flat 6, 135 Lapwing Lane, Manchester, M20 6US
Flat 8, 139 Lapwing Lane, Manchester, M20 6US
Flat 9, 139 Lapwing Lane, Manchester, M20 6US
644 Wilmslow Road, Manchester, M20 6DG
Flat 5, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 8, 611A Wilmslow Road, Manchester, M20 6DR
Flat 29, Digby Lodge, Fog Lane, Manchester, M20 6AP
4 Fog Lane, Manchester, M20 6AL
Flat 4, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 41, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 44, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 27, Digby Lodge, Fog Lane, Manchester, M20 6AP
Flat 5, 133 Lapwing Lane, Manchester, M20 6US
Flat 14, 139 Lapwing Lane, Manchester, M20 6US

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Ballbrook Conservation Area 1992

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA