MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144214/LO/2025
Date registered valid:	9 December 2025
Proposal:	Change of Use from Class F1(f) (place of worship) to Class E(g)(i) (ii) (iii) (office use), including covered link, gates / boundary treatment and landscaping works.
Address:	781 Wilmslow Road, Manchester, M20 2RW
Ward(s):	Didsbury East Ward
Applicant:	Dr Enea Di Mauro Reverse Engineering Ltd
Agent (if any):	Mr Ian Sherwood Hattrell LLP
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**13th February 2026**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 18 December 2025

Standard consultations: Printed: 16 December 2025 Expired: 9 January 2026

Neighbour notifications: Printed: 16 December 2025 Expired: 9 January 2026

Site notice: Posted: 18 December 2025 Expired: 11 January 2026

Press advert: Published: 23 December 2025 Expired: 16 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: No specific TPOs on site, however, due to its siting within the Didsbury St James conservation area, all trees are protected

The site relates to St Paul's church, boundary walls, gates and gate piers, all grade II listed within the Didsbury St James conservation area. The sandstone rubble church and boundary walls date from 1877 by the architect H.H.Vale (completed by TD Barry & Sons) in a Victorian Gothic style. The church has a cruciform plan with steeply pitched roof and landmark steeple on the southwestern corner. The building displays Victorian Gothic decoration of foliated pinnacles, pseudo-gargoyles and lancet windows.

Adjacent to the south elevation of the church is a modern single storey detached former church hall building (1961) that has little architectural merit. It is set back deep within the site with a narrow path on the north side, partially obscured by the projecting nave.

The Wilmslow Road boundary wall features an ornate pair of Gothic gate piers with double Gothic style wrought iron gates. A similar single gate is found on the Sandhurst Road elevation between simple gate piers, whilst both boundaries feature ungated vehicular entrances with simple piers.

The boundary is heavily screened by shrubs and mature trees which together with the built heritage assets, contribute positively to the special interest and character of the conservation area. The assets' significance is derived from these features which have architectural value.

The church is surrounded by tarmacked and gravel car parking areas with a lawn to the front. Photos submitted with the listed building application show 2no. external wall mounted air conditioning compressor units behind the projecting nave wall on the south elevation.

Sandhurst Rd
Sandhurst Rd
Walkershall Wy.
Walkershall Wy.
Bloomesbury

Description of development

The applicant has submitted a Listed Building Consent application for the “Change of Use from Class F1(f) (place of worship) to Class E(g)(i) (ii) (iii) (office use), including covered link, gates / boundary treatment and landscaping works”.

Planning history

035405 - Conversion of existing church to offices, demolition of link between church and church hall and formation of a car park for 29 cars. Conversion of church hall into new Didsbury Methodist Church building including new pitched roof and glazed entrance porch – Approved (1990).

036631 - LISTED BUILDING CONSENT Conversion of existing to offices and alteration and extension to annexe – Approved (1990).

038805 - LISTED BUILDING CONSENT Enlargement of existing chancel window – Approved (1991).

040231 - i) Three free standing floodlit signs – Approved (1992).

051628/FO/SOUTH1/97 - Formation of 8no. additional car parking spaces - Approved (1997).

051629/LO/SOUTH1/97 - LISTED BUILDING CONSENT Formation of 8no. additional car parking spaces – Approved (1997).

053131/TCA/SOUTH1/97 - NOTICE OF INTENT TO CARRY OUT WORKS TO TREES WITHIN DIDSBURY ST JAMES CONSERVATION AREA - to fell a tree – Approved (1997).

056132/FO/SOUTH1/99 - Formation of 8no additional car parking spaces within the curtilage of the site – Refused (1999).

064448/FO/SOUTH2/02 - Installation of 4 rooflights – Approved (2002).

064449/LO/SOUTH2/02 - LISTED BUILDING CONSENT
Installation of four roof lights – Approved (2002).

080563/AO/2006/S2 - Installation of 2.1 metre high free standing entrance sign – Approved (2006).

081228/LO/2006/S2 - LISTED BUILDING CONSENT replacement of 6 existing rooflights with 6 conservation style rooflights – Approved (2007).

086826/FO/2008/S2 - Retrospective application for replacement windows to front elevation and installation of 3 no. disabled access ramps – Approved (2008).

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

MCC's Arborist made the following comments in response to the application:

- It is my opinion that this application would require an arboricultural consultant to be embedded in the project to oversee the excavation works and associated pruning works.
- I would have no objection to the proposals, subject to this work being supervised by an independent arboricultural consultant.
- All works must be completed in accordance with BS:5837.

MCC's Environmental Health Services requested conditions relating to the submission of electric vehicle charging details be attached in the event of an approval.

MCC's Highways Services made the following comments in response to the application:

- Confirmed that the number of employees will remain at 74no. No proposals to increase the number of staff on-site.
- The level of trips generated is not anticipated to be a significant increase. No highway capacity concerns.
- The parking area off Wilmslow Road is to be formalised, providing 18no. car parking spaces including 1no. accessible bay.
- A total of 40no. car parking spaces will be provided at the site.
- A Staff Survey has been undertaken on 3rd February 2026. Of the 31no. members of staff in the office, 21no. staff (68%) travel by car.
- Based on the staff survey, sufficient car parking provision will be provided.
- Parking bay dimensions are in line with MCC guidelines.
- A 6-metre aisle width is to be provided within the car park.
- Car parking spaces should be demarcated.
- Drawing No. 5083-SP02 REV B demonstrates a 7.5t Rigid Vehicle accessing the site (via Wilmslow Road), manoeuvring, and egressing the site in a forward gear.
- Cycle store currently accommodates 24no. cycle parking spaces. This is to be reduced to20no. cycle parking spaces – Acceptable in principle subject to monitoring.
- 2no. EV charging points is currently provided at the site. This is acceptable subject to monitoring.
- Delivery Management Strategy not required.
- Highways recommend that a Travel Plan be implemented and conditioned given the number of employees on-site, if one is not already in place.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

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.

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage
- Policy JP-S1: Sustainable Development

Draft National Planning Policy Framework (NPPF, 2025)
The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While the draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
    - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
    - Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
    - Policy HE4: Securing the conservation and enhancement of heritage assets
    - Policy HE5: Assessing effects on heritage assets
    - Policy HE6: Proposals affecting designated assets

Issues

Principle – the principle of the proposal, to change the use of the existing church hall building from Class F1(f) (place of worship) to Class E(g) (i) (ii) (iii) (office use) together with the erection of a covered link extension, vehicular access gates, boundary treatment, and landscaping works, is acceptable given that an office use is already extant in the Grade II listed former church building to the north of the site. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual amenity, the Grade II listed building, the Didsbury St James conservation area, other designated assets, residential amenity, waste, parking, highways impact, amongst other matters.

Change of use – this matter is not within the scope of the Listed Building Consent application. It is assessed in detail within the officer report for the accompanying full planning application (ref. 144216/FO/2025).

Siting, scale, and massing – the proposed covered link extension would connect the Grade II listed former church building (now offices) located to the north of the site to the detached single storey former church hall (constructed approx. 1961) located to the south/east. The structure represents a relatively minor intervention in terms of its scale, measuring to approximately 3.3m in length, tapering in width from 2.3m at its southern end to 1.5m at its northern end and standing at a height of roughly 3m. It would be sited roughly 6m away from the plot's eastern boundary and 17m away from the plot's western boundary.

Given its limited scale, tapered form, and subservient dimensions to both buildings, the extension is not considered to form an excessively large, visually dominant or bulky addition to the application site. Further to this, the generous separation distances from the plot's shared boundaries should ensure that it would avoid creating an overbearing presence in the surrounding area. For these reasons, its siting, scale, and massing is considered acceptable.

Appearance and visual amenity – the proposed covered link extension would be a lightweight glazed construction consisting of an aluminium frame with simple glazed panels and a flat, solid roof finished in lead or a material of similar appearance. The west-facing elevation would incorporate four glazing panels, while the east/north-east facing elevation would contain four glazing panels and an outward-opening door. The footprint has been deliberately designed to avoid intersecting or obscuring the listed building's existing south-facing three-light lancet window. The existing metal-faced fire-exit door on the listed building would remain in situ, and the two existing AC compressor units currently located in this area would be relocated to the cycle store to the east of the building. The extension would be fully weatherproofed, incorporating a waterproof seal, appropriate roof falls, and aluminium rainwater goods to manage run-off effectively

The extension would not be prominently visible within the street scene due to its discreet siting within the confines of the application site, well removed from public footpaths and highways. Its proposed materiality, consisting of an aluminium frame with glazing, constitutes an appropriately lightweight intervention that would not detract from the character or appearance of either existing building, most importantly the Grade II listed building to the north. To ensure that the visual amenity of the area and the appearance and character of the listed building are fully protected, a condition requiring the submission of material samples, detailed specifications, and fixing details has been attached to this consent.

Impact upon the Grade II listed building and Didsbury St James conservation area – the proposal is not considered to have an unduly harmful impact upon the character and appearance of the Didsbury St James conservation area as it would not be prominently visible

within the street scene due to its discreet siting within the confines of the application site, well removed from public footpaths and highways.

Some degree of impact upon the Grade II listed building is acknowledged; however, this is not considered to be unduly harmful. The extension's lightweight construction, formed from an aluminium frame with glazed panels, would read as a modest and visually subservient intervention that does not compete with, dominate, or detract from the architectural character and significance of either of the existing buildings, most importantly the Grade II listed building to the north. The applicant is advised that any fixings into the listed building should be made through existing mortar joints rather than the sandstone to avoid unnecessary loss of historic fabric. To further safeguard the appearance and character of the listed building, a condition requiring the submission of material samples, detailed specifications, and fixing details has been attached to this consent. In addition, a condition requiring adherence to the methodology set out in the submitted Conservation Method Statement has also been imposed. Taken together, these conditions ensure that all materials and methods of installation are closely controlled and fully appropriate to the building's heritage significance.

Having regard to the above considerations and additional safeguards secured by condition, the proposal is supported on heritage grounds. The works would facilitate the continued use, maintenance, and long-term stewardship of the listed building and have been sensitively designed with appropriate regard to the building's special architectural and historic significance, in accordance with policy EN3 of the Manchester Core Strategy, saved policy DC19 of the Unitary Development Plan for the City of Manchester, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the National Planning Policy Framework.

Moreover, it should be noted that any limited harm caused as a result of the proposed works would be outweighed by the clear heritage benefits associated with the retention, maintenance, and sustained use of the listed building. The proposal therefore accords with policy EN3 of the Manchester Core Strategy, saved policy DC19 of the Unitary Development Plan for the City of Manchester, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the National Planning Policy Framework.

Residential amenity – the nearest residential properties (located to the east of the site) would be sited approximately 15m away from the proposed extension. Given that the proposed extension would be single storey in form, with an approximate height of 3m, and sited a considerable distance away from neighbouring dwellinghouses, it is not anticipated to have an unduly harmful impact upon the residential amenity of the area, in terms of overshadowing, loss of light, loss of outlook, or loss of privacy. In addition, no objections have been received from local residents.

Waste – this matter is not within the scope of the Listed Building Consent application. It is assessed in detail within the officer report for the accompanying full planning application (ref. 144216/FO/2025).

Parking and highways impact – this matter is not within the scope of the Listed Building Consent application. It is assessed in detail within the officer report for the accompanying full planning application (ref. 144216/FO/2025).

Cycle storage - this matter is not within the scope of the Listed Building Consent application. It is assessed in detail within the officer report for the accompanying full planning application (ref. 144216/FO/2025).

Landscaping / trees - this matter is not within the scope of the Listed Building Consent application. It is assessed in detail within the officer report for the accompanying full planning application (ref. 144216/FO/2025).

Boundary treatment / gates - although no alterations are proposed to the existing boundary treatment, drawing 2526/02/10 Rev B indicates the installation of new vehicular access gates from Wilmslow Road, with new fence panels to the side. The gates would be set back 6m from the highway. The submitted Design and Access Statement includes a proposed gate design, which is a ready-made Victorian-style product more commonly associated with domestic settings. Given the historic context, a bespoke design with clearer reference to the site's heritage would be more appropriate.

The existing gates are listed, along with the adjoining Gothic gate piers and wall, as part of the official listing. The Design and Access Statement suggests that the current gates have been in situ for around 20 years, which is supported by the contemporary scrollwork in the lower panels. It is therefore possible that the original gates, present at the time of listing in 1974, were subsequently removed and replaced with an interpretative version. The upper and middle sections of the existing gates (as highlighted in the photograph included below) are considered to be more historically sympathetic, and a revised design should ideally incorporate these characteristics to create a coherent and contextually appropriate boundary treatment.

As the proposed gates would affect the setting of both the listed building, the listed boundary wall, gates, and piers, and would connect to the proposed fence panels which would abut the listed piers, the applicant was advised that a revised gate design would be required. As these details have not been provided during the course of the application, they will instead be secured by condition.

Similarly, no details have been submitted for the proposed fence panels, which would abut the listed piers. Accordingly, these details, together with associated installation details, will be secured by condition.

Opening hours - this matter is not within the scope of the Listed Building Consent application. It is assessed in detail within the officer report for the accompanying full planning application (ref. 144216/FO/2025).

Use restriction - this matter is not within the scope of the Listed Building Consent application. It is assessed in detail within the officer report for the accompanying full planning application (ref. 144216/FO/2025).

Construction impacts - This matter is assessed in detail within the officer report for the accompanying full planning application (ref. 144216/FO/2025).

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon the visual and residential amenity of the area, designated assets and their setting, amongst other issues, as it broadly complies with saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester policies DM1 , EN1, EN3 and SP1 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), and policies JP-P1, JP-P2, and JP-S1 of Places for Everyone.

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 polices 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

'Proposed Site Plan', numbered '2526/01/03 REV B', received by the City Council as Local Planning Authority on the 3rd February 2026.

‘Proposed Floor Plan’, numbered ‘2526/02/04 REV A’, received by the City Council as Local Planning Authority on the 3rd February 2026.
‘Proposed East & West Elevations’, numbered ’2526/02/05 REV A’, received by the City Council as Local Planning Authority on the 3rd February 2026.
‘Proposed North & South Elevations’, numbered ‘2526/02/06 REV A’, received by the City Council as Local Planning Authority on the 3rd February 2026.
‘Proposed West & East Elevations’, numbered ‘2526/02/07 REV A’, received by the City Council as Local Planning Authority on the 3rd February 2026.
‘Link Details’, numbered ‘2526-2-08 REV A’, received by the City Council as Local Planning Authority on the 3rd February 2026.
‘Proposed External Works Layout’, numbered ‘2526/02/10 REV B’, received by the City Council as Local Planning Authority on the 3rd February 2026.
‘LINK DETAILS Sheet 2’, numbered ‘2526/2/14’, received by the City Council as Local Planning Authority on the 3rd February 2026.
‘Conservation Method Statement’, received by the City Council as Local Planning Authority on the 3rd February 2026.

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) Materials:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, no above-ground works shall take place until:

1. Samples and/or specifications of the materials to be used in the construction of the external surfaces of the extension, and
2. Fixing details demonstrating how the extension will be attached to the Listed Building, including confirmation that all fixings will be located within existing mortar joints,

have been submitted to and approved in writing by the City Council as Local Planning Authority.

Any repairs required to existing wall penetrations following the removal of the air-conditioning units shall be made good using materials that match the existing fabric of the Listed Building in terms of colour, texture, profile, and finish.

The development shall be carried out in full accordance with the approved materials and fixing details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and Chapter 16 of the National Planning Policy Framework.

4) Conservation method statement:

The works shall be carried out in accordance with the details specified in the document titled ‘Conservation Method Statement’, received by the City Council as Local Planning Authority on the 3rd February 2026.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

5) Vehicular access gate:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, no above-ground works shall take place until revised details of the proposed vehicular access gate, including elevational drawings, materials, and finishes, have been submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall be carried out in accordance with the approved materials and details.

Reason - To ensure there is no resulting harm to the setting of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

6) Fence panels:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, no above-ground works shall take place until:

1. Details of the proposed fence panels bordering the vehicle access off Wilmslow Road, including elevational drawings, materials, and finishes; and
2. Details demonstrating how the fence panels are to be installed and their precise location in relation to the listed piers and walls,

have been submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall be carried out in accordance with the approved materials and details.

Reason - To ensure there is no resulting harm to the setting of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

Informatives:

1) The applicant is advised that in discharging conditions 3 and 6, any fixings into the listed assets should be demonstrated to be made through existing mortar joints rather than the sandstone to avoid unnecessary loss of historic fabric.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Didsbury Civic Society

10 Heritage Gardens, Manchester, M20 5HJ
12 Bloomesbury Avenue, Manchester, M20 2BN
14 Bloomesbury Avenue, Manchester, M20 2BN
16 Bloomesbury Avenue, Manchester, M20 2BN
18 Bloomesbury Avenue, Manchester, M20 2BN
20 Bloomesbury Avenue, Manchester, M20 2BN
22 Bloomesbury Avenue, Manchester, M20 2BN
24 Bloomesbury Avenue, Manchester, M20 2BN
26 Bloomesbury Avenue, Manchester, M20 2BN
28 Bloomesbury Avenue, Manchester, M20 2BN
Flat 12, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 11, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 10, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 9, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 8, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 7, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 6, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
38 Bloomesbury Avenue, Manchester, M20 2BN
36 Bloomesbury Avenue, Manchester, M20 2BN
34 Bloomesbury Avenue, Manchester, M20 2BN
32 Bloomesbury Avenue, Manchester, M20 2BN
30 Bloomesbury Avenue, Manchester, M20 2BN
10 Bloomesbury Avenue, Manchester, M20 2BN
8 Bloomesbury Avenue, Manchester, M20 2BN
12 Sandhurst Road, Manchester, M20 5LR
10 Sandhurst Road, Manchester, M20 5LR
Didsbury Methodist Church, Sandhurst Road, Manchester, M20 5LR
Bdh Communications Ltd, 781 Wilmslow Road, Manchester, M20 2RW
Broome House, 779 Wilmslow Road, Manchester, M20 2BH
Beaver Road Junior School, 832 Wilmslow Road, Manchester, M20 2RN
Flat 5, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 4, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 12, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 11, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 10, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 8, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 9, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 7, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 6, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 5, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 4, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Barlow Medical Centre, 828 Wilmslow Road, Manchester, M20 2RN
Flat 3, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 2, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 1, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Pharmacy, Barlow Medical Centre, 828 Wilmslow Road, Manchester, M20 2SN
6 Heritage Gardens, Manchester, M20 5HJ

Flat 3, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 2, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 1, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
8 Heritage Gardens, Manchester, M20 5HJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Didsbury St James Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA