

Comments for Planning Application 145297/FO/2026

Application Summary

Application Number: 145297/FO/2026

Address: 404 Wilbraham Road Manchester M21 0UU

Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

Case Officer: Joshua Lee

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is an attractive development proposal that represents a significant improvement on the site's current and historic use. From the planning history, it is evident that the site has remained vacant since 1982 and has been in a prolonged state of disrepair, with even the Environment Agency previously taking enforcement action against former owners due to its condition in the late 1990s.

The proposed application would make a positive contribution by delivering much-needed high-quality housing in the area. The design approach is an admirable and welcome attempt to respond to the local context, and is notably more sensitive than the largely glass, modernist schemes previously brought forward by Muse Architects in 2024.

That said, the inclusion of more Victorian-style architectural features would further strengthen the proposal and help it better integrate with the character of the surrounding area. In this regard, the work of Create Streets and their design guidance provides a valuable reference point that could enhance the overall scheme.

Overall, this is a positive and much-improved proposal that I am broadly supportive of, subject to further refinement of the architectural detailing.