

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144800/LO/2025
Date registered valid: 17 December 2025
Proposal: Listed Building Consent for works to waterproof the existing roof.
Address: Appleby Lodge, Wilmslow Road, Manchester,
Ward(s): Rusholme Ward

Applicant: Realty Management
Agent (if any): Mr Andrew Windress, ID Planning
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9th February 2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 6 January 2026

Standard consultations: Printed: 5 January 2026 Expired: 26 January 2026

Neighbour notifications: Printed: 5 January 2026 Expired: 26 January 2026

Site notice: Posted: 6 January 2026 Expired: 27 January 2026

Press advert: Published: 13 January 2026 Expired: 3 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

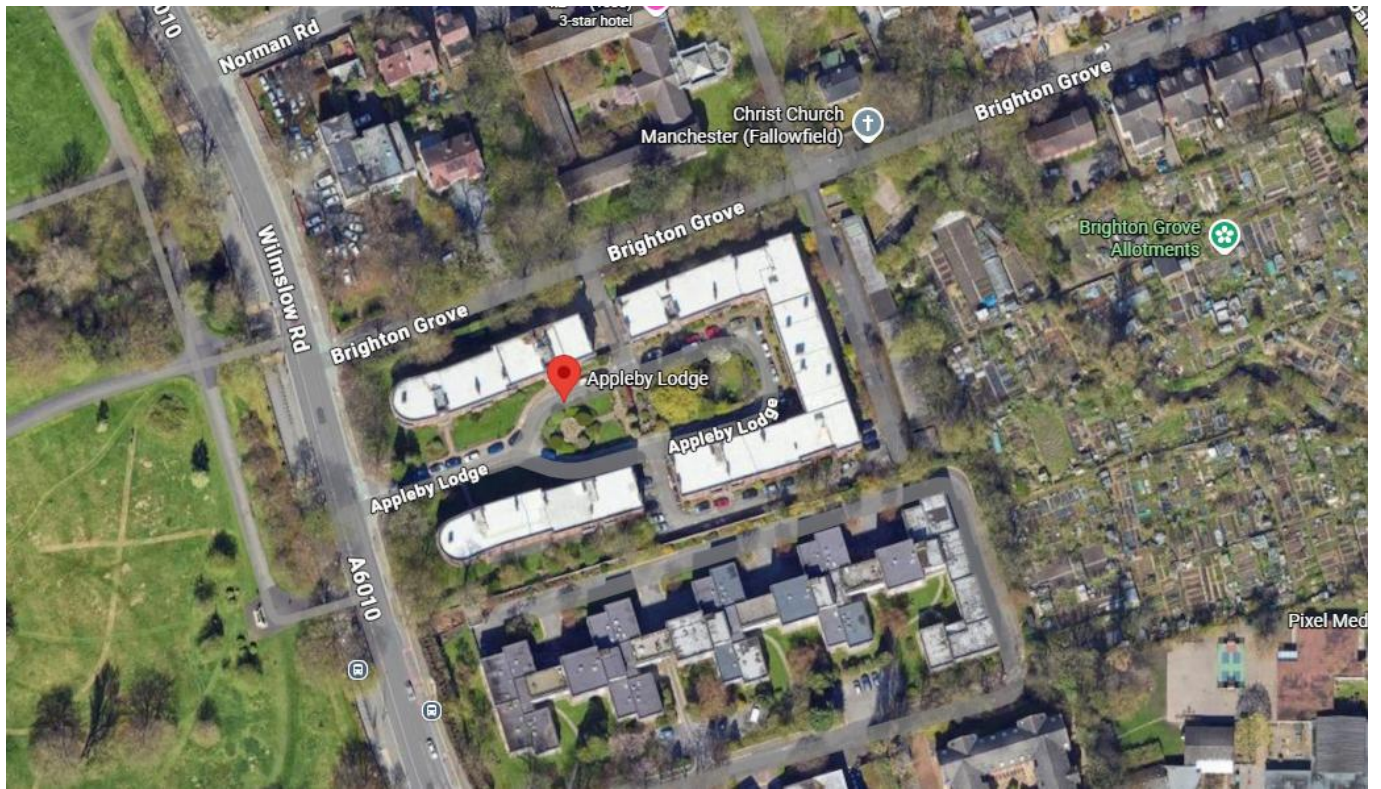
Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: TPOs present to the northern, southern, and western borders of the site as well as in the centre space/communal gardens

Appleby Lodge is a Grade II listed 1936–39 Moderne-style apartment complex on Wilmslow Road, designed by Gunton & Gunton with Peter Cummings. Built in red brick with steel-framed windows, flat roofs and characteristic curved cantilevered balconies, the development comprises three ranges arranged in a U-shape around landscaped communal gardens. The scheme reflects inter-war modernist principles, incorporating recessed stair towers, glazed entrance porches and a layout designed to maximise light and ventilation. It is recognised as Manchester's first Moderne apartment block and retains significant Art Deco interior detailing. Historically, it is notable for its association with prominent cultural figures, including Sir John Barbirolli. Appleby Lodge was listed on 4 March 2003 for its architectural and historic interest.





Description of development

The applicant has submitted an application for “Listed Building Consent for works to waterproof the existing roof.”

Planning history

079630/LO/2006/N2 – LISTED BUILDING CONSENT Strengthening of existing retaining wall with brick buttresses (north elevation of boundary wall adjacent to Thorne Hall) – Approved (2006).

111633/LO/2016/S1 - Erection of 16 buttresses to the southern boundary wall with Thorne House – Approved (2016).

114540/LO/2016 - Listed building consent for the demolition and reconstruction of bin store enclosure – Approved (2017).

114776/FO/2016 - Demolition and reconstruction of bin store enclosure – Approved (2017).

127450/LO/2020 - LISTED BUILDING CONSENT for the installation of parapet level CCTV cameras to the perimeter of the property – Approved (2020).

Consultations & Notification Responses

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

MCC’s Arborist indicated the following: “To enable us to provide comments on this application and make any necessary recommendations, we would require an arboricultural impact assessment and associated method statement to be submitted. These documents would help determine the impact the proposed works will have on the trees and how they propose to avoid adversely impacting the trees”. *The agent of the application confirmed that no trees are to be affected by the works.*

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 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 undertake works to waterproof the existing roof of the Grade II listed building to protect the building from potential water ingress and associated deterioration, is acceptable given that this would contribute positively to the preservation, condition, and long-term longevity of the heritage asset.

Impact upon listed building – paragraph 208 of the National Planning Policy Framework indicates that in determining applications “*local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise*”. This requirement is reinforced further in paragraph 212 which state that “*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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*”, whilst paragraph 215 states that “*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*”. With reference to the aforementioned national policy requirements, the impact of the proposal upon the listed building will now be discussed.

The agent of the application together with the details provided in the submitted Heritage Statement indicates that the proposed works comprise the overlaying of the existing unoriginal asphalt flat roof (installed approx. 2013-2014) with an Armourplan P roof waterproofing system, installed over a geotextile separation layer and incorporating a 1.2mm thick PVC membrane. The works are designed to address the failure of the existing waterproofing and to prevent ongoing water ingress, which poses a risk to the long-term preservation of the building if left unaddressed.

The flat roof is concealed behind the existing brick parapet and does not contribute prominently to the buildings external appearance or wider setting. Its significance therefore derives primarily from its historic function and form, rather than from visual prominence or decorative detailing.

The proposed overlay has been selected as a conservation-led and proportionate improvement. The installation of the waterproofing system does not require the removal of the existing roof structure and avoids disturbance to the historic parapet walls.

The works are largely reversible, ensuring the historic character is retained in situ wherever possible. The additional build-up associated with the overlay is limited and does not result in any change to the external appearance of the building as the roof remains hidden behind the parapet and therefore would not affect the character or appearance of the listed building from any public viewpoints.

With the above details and justification in mind, the application is supported on heritage grounds. The proposed works are considered necessary to improve the waterproofing of the listed building and have been designed with appropriate weight given to the special significance of the designated asset, pursuant to policy EN3 of the Core Strategy, saved policy DC19 of the UDP, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the NPPF.

Moreover, it should be noted that any perceived harm caused as a result of the proposed works would arguably be outweighed by the public benefits that would be experienced, including the improved weatherproofing of the building which would also secure the retention, maintenance

and continued use of the building, thereby according with policy EN3 of the Core Strategy, saved policy DC19 of the UDP, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the NPPF.

Trees – MCC's Arborist indicated the following: "To enable us to provide comments on this application and make any necessary recommendations, we would require an arboricultural impact assessment and associated method statement to be submitted. These documents would help determine the impact the proposed works will have on the trees and how they propose to avoid adversely impacting the trees". However, the agent has confirmed that no trees are to be affected by the proposed works. The applicant is reminded that any future works which may impact protected trees on or adjacent to the site will require a separate application to the Local Planning Authority for the appropriate consent

Appearance and visual amenity – the additional build-up associated with the overlay is limited and would not result in any change to the external appearance of the building as the roof remains hidden behind the parapet and therefore would not affect the character or appearance of the listed building from any public viewpoints. It is therefore considered that the proposal would not have an unduly harmful impact upon the visual amenity of the area.

Residential amenity – the nature of the works, being confined to the roof only, should ensure there is no adverse impact upon the residential amenity of the area. Any construction-related disturbance will be temporary and managed through standard working practices.

Conclusion – as any harm caused by the proposed works is considered to be 'less than substantial', paragraph 215 of the National Planning Policy Framework requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use.

In the context of the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the scheme strikes a balance between the impact of the changes of the significance of the building, and the public benefits and, where there is harm, this would be less than substantial.

It is considered for the reasons outlined above that the overall approach to the proposed works to Appleby Lodge would have an acceptable impact upon the character and historic fabric of the listed building.

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: 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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 documents and drawings:

'Proposed GA Plan Block A', numbered '22380-THP-XX-XX-DR-A-0211', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed GA Plan Block B', numbered '22380-THP-XX-XX-DR-A-0212', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed GA Plan Block C (Sheet 1/2)', numbered '22380-THP-XX-XX-DR-A-0213', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed GA Plan Block C (Sheet 2/2)', numbered '22380-THP-XX-XX-DR-A-0214', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed Roof GA Plan Block A', numbered '22380-THP-XX-XX-DR-A-0221', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed Roof GA Plan Block B', numbered '22380-THP-XX-XX-DR-A-0222', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed Roof GA Plan Block C SH1', numbered '22380-THP-XX-XX-DR-A-0223', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed Roof GA Plan Block C SH2', numbered '22380-THP-XX-XX-DR-A-0224', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed Roof Details SH1', numbered '22380-THP-XX-XX-DR-A-0225', received by the City Council as Local Planning Authority on the 2nd February 2026.

'Heritage Statement', received by the City Council as Local Planning Authority on the 17th December 2025.

Product specification titled 'ARMOURPLAN WATERPROOFING SYSTEMS', received by the City Council as Local Planning Authority on the 17th December 2025.

'IKO Polymeric Armourplan Specification Proposal', received by the City Council as Local Planning Authority on the 17th December 2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the construction of the development hereby approved shall be those as specified on approved documents titled:

'Proposed GA Plan Block A', numbered '22380-THP-XX-XX-DR-A-0211', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed GA Plan Block B', numbered '22380-THP-XX-XX-DR-A-0212', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed GA Plan Block C (Sheet 1/2)', numbered '22380-THP-XX-XX-DR-A-0213', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed GA Plan Block C (Sheet 2/2)', numbered '22380-THP-XX-XX-DR-A-0214', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed Roof GA Plan Block A', numbered '22380-THP-XX-XX-DR-A-0221', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed Roof GA Plan Block B', numbered '22380-THP-XX-XX-DR-A-0222', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed Roof GA Plan Block C SH1', numbered '22380-THP-XX-XX-DR-A-0223', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed Roof GA Plan Block C SH2', numbered '22380-THP-XX-XX-DR-A-0224', received by the City Council as Local Planning Authority on the 17th December 2025.

'Proposed Roof Details SH1', numbered '22380-THP-XX-XX-DR-A-0225', received by the City Council as Local Planning Authority on the 2nd February 2026.

'Heritage Statement', received by the City Council as Local Planning Authority on the 17th December 2025.

Product specification titled 'ARMOURPLAN WATERPROOFING SYSTEMS', received by the City Council as Local Planning Authority on the 17th December 2025.
'IKO Polymeric Armourplan Specification Proposal', received by the City Council as Local Planning Authority on the 17th December 2025.

Reason - In order to ensure a satisfactory appearance, in the interests of visual amenity and the conservation and preservation of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies SP1, DM1 and EN3 of the Manchester Core Strategy, policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan Document, and chapters 12 and 16 of the National Planning Policy Framework.

Informatives

1) The applicant is reminded that any future works which may impact protected trees on or adjacent to the site will require a separate application to the Local Planning Authority for the appropriate consent.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design

25 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
34 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
30 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
Flat 12, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 24, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 21, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 56, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
97 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 37, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
85 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
96 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
87 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 38, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 40, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
67 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
75A Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
49 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
19 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
14 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
Luther King House, Brighton Grove, Manchester, M14 5JP
4 Norman Road, Manchester, M14 5LE
2 Norman Road, Manchester, M14 5LE
Flat 4, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
27 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
26 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
1 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
42 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
29 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
Flat 16, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 13, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 11, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 1, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 58, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 62, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 60, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 28, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 39, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 92, Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 33, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 26, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
65 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
58 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
66 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
48 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
46 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
10 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
21 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
18 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
12 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ

16 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
Flat 3, Luther King House, Brighton Grove, Manchester, M14 5JG
Apartment 6, Grove House, 1 Brighton Grove, Manchester, M14 5YT
39 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
36 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
37 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
Flat 17, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 15, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 20, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 53, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
86 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 34, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
63 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
80 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
77 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 63, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
52 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
55 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
13 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
Flat 5, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 7, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 1, 6 Norman Road, Manchester, M14 5LE
Flat 70, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
3 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
6 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
4 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
2 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
Flat 22, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
90 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 67, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 61, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 48, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 55, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 43, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 45, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 41, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 27, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
99 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
89 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 35, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
45 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
70 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
78 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
74 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
43 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
44 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
9 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
Flat 9, Luther King House, Brighton Grove, Manchester, M14 5JG
7 Brighton Grove, Manchester, M14 5JG
5 Brighton Grove, Manchester, M14 5JG
Apartment 9, Grove House, 1 Brighton Grove, Manchester, M14 5YT
273 - 275 Wilmslow Road, Manchester, M14 5JQ
Flat 8, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 2, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW

Flat 6, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 68, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 51, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 47, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 49, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 29, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
71 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
68 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
72 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
60 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
81 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
75 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
79 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
51 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
7 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
11 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
17 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
40 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
Flat 2, Luther King House, Brighton Grove, Manchester, M14 5JG
Theological College, Luther King House, Brighton Grove, Manchester, M14 5JP
Apartment 5, Grove House, 1 Brighton Grove, Manchester, M14 5YT
Apartment 4, Grove House, 1 Brighton Grove, Manchester, M14 5YT
Flat 7, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
23 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
22 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
24 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
5 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
33 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
31 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
32 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
Flat 25, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 65, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 57, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 64, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 50, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 44, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
69 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
64 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
62 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
84 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
84A Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
79A Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
54 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
15 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
29 Brighton Grove, Manchester, M14 5JG
Flat 1, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 3, 6 Norman Road, Manchester, M14 5LE
Apartment 8, Grove House, 1 Brighton Grove, Manchester, M14 5YT
Flat 71, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 9, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 19, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 14, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 5, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW

91 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
95 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 66, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 54, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 46, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 32, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 31, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
94 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 36, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
47 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
53 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
82 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 73, Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
56 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
8 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
20 Appleby Lodge, Wilmslow Road, Manchester, M14 6HZ
41 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
Flat 4, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat C, Luther King House, Brighton Grove, Manchester, M14 5JG
Apartment 1, Grove House, 1 Brighton Grove, Manchester, M14 5YT
Apartment 2, Grove House, 1 Brighton Grove, Manchester, M14 5YT
Apartment 10, Grove House, 1 Brighton Grove, Manchester, M14 5YT
Apartment 7, Grove House, 1 Brighton Grove, Manchester, M14 5YT
48 Norman Road, Manchester, M14 5LE
Flat 3, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
35 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
28 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
Flat 18, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 23, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 10, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 72, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 59, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 52, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
Flat 42, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
93 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
98 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
88 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
Flat 30, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW
61 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
59 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
76 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
83 Appleby Lodge, Wilmslow Road, Manchester, M14 6HG
50 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
57 Appleby Lodge, Wilmslow Road, Manchester, M14 6HY
38 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ
31 Brighton Grove, Manchester, M14 5JG
Flat 6, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 8, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 2, 6 Norman Road, Manchester, M14 5LE
Apartment 3, Grove House, 1 Brighton Grove, Manchester, M14 5YT
33 Brighton Grove, Manchester, M14 5JG
Flat 69, Thorne House, 279 Wilmslow Road, Manchester, M14 6DW

Appendix 2 – Planning constraints

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA