MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143947/FO/2025
Date registered valid:	24 October 2025
Proposal:	Erection of an extension to the existing viewing terrace.
Address:	Albert Bowling Club, 39 - 41 Old Lansdowne Road, Manchester, M20 2PA
Ward(s):	Didsbury West Ward
Applicant:	The Albert Bowling And Tennis Club
Agent (if any):	
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	16 December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 November 2025

Standard consultations:
Printed: 28 October 2025 Expired: 18 November 2025

Neighbour notifications
Printed: 28 October 2025 Expired: 18 November 2025

Site notice
Posted: 11 November 2025 Expired: 2 December 2025

Press advert
Published: 4 November 2025 Expired: 25 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

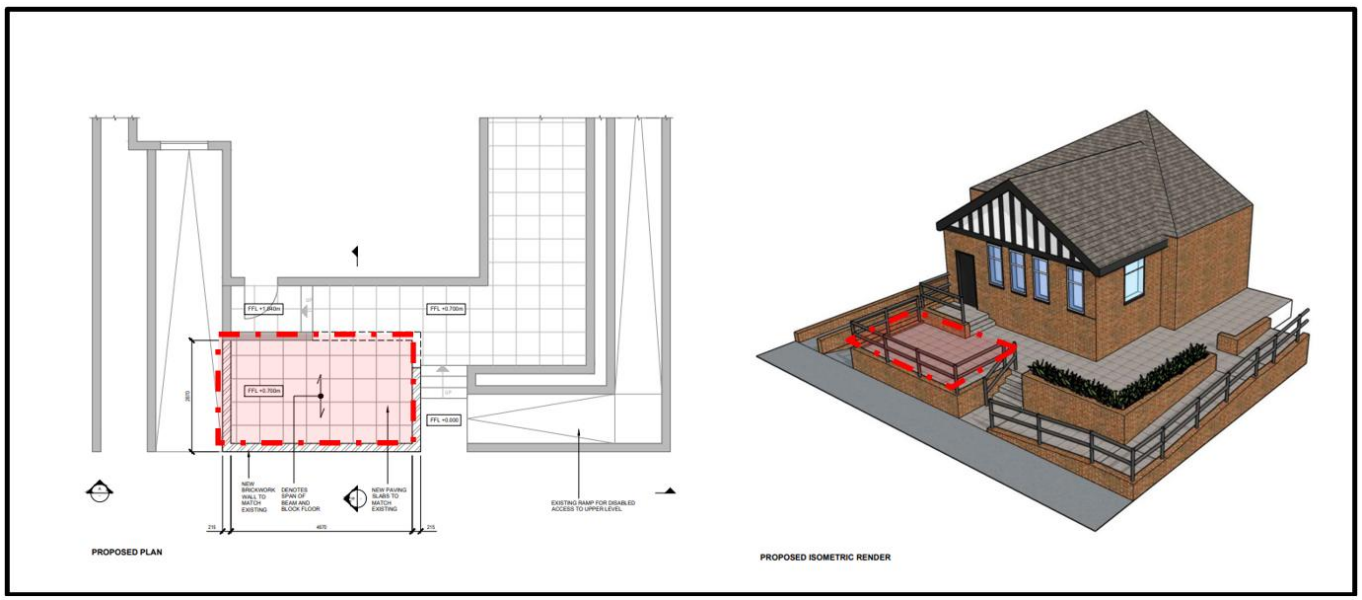
Description of site/building/area

The Albert Bowling and Tennis Club is situated on a rectangular plot of land, accessed off Old Lansdowne Road. The site is located within the Albert Park Conservation Area. It consists of a centrally located club house with a bowling green to the south and tennis courts to the north. The site is adjoined on three sides by a variety of residential properties, while to the south there is a synagogue. The site is shown below:

Listed building: No
Conservation area: Albert Park Conservation Area 1988
Tree Preservation Order: Yes

Description of development

The applicants are proposing to extend the existing terraced area to the side of the club house to provide an additional seating/standing area. Matching bricks, flags and balustrading will be used in its construction. The area of the additional terracing is annotated below and marked by a yellow marker on the aerial photo above.:



Consultations & Notification Responses

Local Residents – No comments received.

West Didsbury Residents Association – No comments received.

Cadent Gas Ltd – No objections, suggests that an informative be attached to any approval granted.

Environmental Health – No objections to the proposal.

Greater Manchester Ecology Unit – Have made the following comments:

- A BNG metric has been submitted. However, this shows that 15 sqm of habitat will be impacted as a result of the development. In this case the application will fall below the de minimis exemption (25 sqm) and therefore be exempt from the Statutory BNG Condition.
- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposal will impact on protected species.
- Works that could impact on nesting birds (e.g. vegetation removal) should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

- Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application; these could include integration of bat or bird boxes into the site

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Section 16 (*Conserving and enhancing the historic environment)* is of relevance:

Paragraph 210 in Section 16 states that in determining planning applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 states 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.

Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 214 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use.

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.

Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 219 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Policy JP-P2: Heritage (Heritage) – This policy states that the member authorities will proactively manage and work with partners to positively conserve, sustain and enhance their respective historic environments, heritage assets and their settings

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EN 3, *Heritage* – Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of issues, in this instance the most relevant are considered as follows:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Saved UDP Policies – Policy DC18, *Conservation Areas* – Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i. the relationship of new structures to neighbouring buildings and spaces;
ii. the effect of major changes to the appearance of existing buildings;
iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including
iv. street trees);
v. the effect of signs and advertisements;
vi. any further guidance on specific areas which has been approved by the Council.

b) The Council will not normally grant outline planning permission for development within Conservation Areas.
c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Issues

Principle of the Proposal – The Albert Bowling and Tennis Club was founded in 1874 as a gentlemen's club for wealthy merchants and industrialists and the club house was designed by the renowned Manchester architect Alfred Waterhouse. The site is widely regarded as the oldest tennis club in the world still operating from its original clubhouse and grounds. Today, the club serves as an inclusive community facility, offering tennis, bowling, and a variety of social activities, thereby continuing its long-standing role as a hub for recreation and community engagement.

The proposed works aim to enhance the facilities available at the club, improving the quality of provision while maintaining existing disabled access. In principle, such improvements are supported as they are consistent with the established use of the site for sport and social purposes. However, in determining the acceptability of the proposal, it is necessary to consider its impact on the character and appearance of the Albert Park Conservation Area, as well as its implications for residential amenity, visual amenity, and pedestrian and highway safety.

Impact on Heritage Assets (Albert Park Conservation Area) – Preserving or enhancing the Albert Park Conservation Area is a key requirement under Policy EN3 of the Core Strategy, saved Policy DC18 of the UDP, and the objectives of the NPPF. Accordingly, any new development must respect the area’s character through careful detailing and, where appropriate, the use of compatible materials.

The Albert Park Conservation Area, which was designated in March 1988, is situated approximately four miles south of Manchester city centre, in West Didsbury. Albert Park as a residential suburb was established in the second half of the 19th Century on what was previously an outlying rural area. Development began along Palatine Road after it was opened in 1862, and from then until the close of the century, the area between Palatine Road, Barlow Moor Road and Lapwing Lane was developed with housing. These consisted mainly of three-storey pairs of semi-detached properties, slightly less grand than those fronting Palatine Road. Development accelerated with the opening of the Midland Railway's Withington and Albert Park railway station in 1880, which was sited directly opposite numbers 22-24 Lapwing Lane. Further expansion took place in the early 20th century, with the post-war period characterised by infill development. Though principally an area of housing, the Conservation Area also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

Architecturally, properties typically feature red or orange-red brick walls with stone or contrasting brick dressings. Public buildings such as Withington Town Hall and Cavendish Road Primary School display more elaborate terracotta or glazed ceramic detailing. Roofs are predominantly blue slate, often with decorative ridge tiles, moulded bargeboards, and occasional fretwork. Mature trees, both in pavements and private gardens, make a significant contribution to the area's character.

The extension of the northeastern terrace is the only proposed work and does not directly affect the original club house structurally. As a result, the proposal is expected to have a neutral impact on the property's heritage value, as it does not diminish the asset's architectural or historical significance. As it is a small change, the impact on the Albert Park Conservation Area is also considered to be neutral and would not thereby detract from its special character, aligning with sections 210, 216 and 219 of the NPPF.

Given the design, scale and siting of the extended terrace it is considered that any harm to the overall character of the Albert Park Conservation Area would be at the very low end of less than substantial. In addition, when weighed against the public benefit of ensuring the future viability of this well used community asset, what little impact there would be upon the character of the conservation area is considered acceptable in this instance.

Impact on Heritage Assets (Synagogue of Withington Congregation of Spanish and Portuguese Jews) – As the proposed works are located 77 metres to the north of the Grade II listed synagogue it is not considered that the development would have a detrimental impact upon the setting of that particular heritage asset.

Design – The design of the extended terrace mirrors the existing terrace in terms of materials and height. As such the design of the proposal is considered acceptable.

Residential Amenity – The proposed extension of the terrace is not considered likely to result in overlooking or a loss of privacy, particularly in relation to properties on the eastern side of Old Lansdowne Road, due to the presence of mature landscaping between the two sites.

In addition, given the modest scale of the extension and the established nature of the clubhouse use, it is considered that the development would not cause any material harm to the existing levels of residential amenity enjoyed by occupants of the nearest dwellings on Old Lansdowne Road, including through increased activity or noise associated with the use of the terrace.

Visual Amenity – Given the modest scale of the terrace extension and the screening provided by existing vegetation, it is considered unlikely that the proposal would have an adverse effect on the visual amenity of adjoining residents or the wider community.

Disabled Access – Ramped access to the terraced area would remain and this is welcomed.

Pedestrian and Highway Safety – The proposed works are not expected to result in a significant increase in membership or activity at the club. Consequently, it is considered unlikely that the development would have an adverse impact on pedestrian or highway safety within the vicinity of the site.

Car Parking – The existing car parking arrangements, which are accessed of Old Lansdowne Road, would remain unaffected.

Ecology and Bio-enhancements – The development would not have a detrimental impact upon any know protected species. Notwithstanding this, the informative regarding protected species, as suggested by GMEU, will be attached to any consent granted.

In respect of bio-enhancements, the *swift brick informative* is suggested in this instance. A condition, limiting when vegetation can be cleared, unless checked for nesting birds, is also suggested.

Trees – While some established shrubs are to be removed to facilitate the extended terrace no trees are to be felled. Sufficient space exists within the perimeter of the site

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 issues arising from the consideration of this application.

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

1) 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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings received on 10 September 2025:

a) Location Plan - drawing no. 0090 P01
b) Site Plan - drawing no. 0095 P01
c) Proposed Terrace - drawing no. 0110 P01

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) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing terraced area and associated retaining walls (including balustrading), in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policy EN15 of the Manchester Core Strategy.

Informatives

1) **Swift Bricks**
If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

2) **Protected Species**

The granting of planning permission does not override the legal obligations to protect biodiversity. Applicants are reminded that protected species can occur in unexpected locations. If, during the course of works, any protected species are found or suspected to be present, the applicant must immediately seek advice from a suitably qualified ecologist and comply with all relevant wildlife legislation. Failure to do so may result in legal action.

3) **Cadent Gas**
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.
If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Appendix 1 – List of consultees & neighbours notified

Cadent Gas Ltd
Environmental Health
Heritage & Urban Design
Greater Manchester Ecology Unit
West Didsbury Residents Association

Flat 3, 35 Old Lansdowne Road, Manchester, M20 2PA
Flat 2, 130 Palatine Road, Manchester, M20 3ZA
7 Calluna Mews, Palatine Road, Manchester, M20 3BF
Flat 7, 132 Palatine Road, Manchester, M20 3ZA

Flat 11, 132 Palatine Road, Manchester, M20 3ZA
122A Palatine Road, Manchester, M20 3ZA
Flat 5, 25 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 17 Raleigh Close, Manchester, M20 2BY
Flat 2, 19 Raleigh Close, Manchester, M20 2BY
Flat 4, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 49 Old Lansdowne Road, Manchester, M20 2PA
Flat 3, 49 Old Lansdowne Road, Manchester, M20 2PA
Flat 10, 132 Palatine Road, Manchester, M20 3ZA
Flat 9, 132 Palatine Road, Manchester, M20 3ZA
1 Calluna Mews, Palatine Road, Manchester, M20 3BF
Flat 2, 35 Old Lansdowne Road, Manchester, M20 2PA
Flat 5, Palatine Mansions, 124 - 126 Palatine Road, Manchester, M20 3ZA
Palatine Mansions, 124 - 126 Palatine Road, Manchester, M20 3ZA
Flat 3, 130 Palatine Road, Manchester, M20 3ZA
6 Calluna Mews, Palatine Road, Manchester, M20 3BF
Flat 6, 132 Palatine Road, Manchester, M20 3ZA
Flat 13, 132 Palatine Road, Manchester, M20 3ZA
Flat 2, 132 Palatine Road, Manchester, M20 3ZA
Flat 2, 122 Palatine Road, Manchester, M20 3ZA
Flat 6, Palatine Mansions, 124 - 126 Palatine Road, Manchester, M20 3ZA
Flat 9, 124 - 126 Palatine Road, Manchester, M20 3ZA
Flat 1, 25 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 17 Raleigh Close, Manchester, M20 2BY
Flat 1, 17 Raleigh Close, Manchester, M20 2BY
19 Raleigh Close, Manchester, M20 2BY
Flat 4, 49 Old Lansdowne Road, Manchester, M20 2PA
Flat 1, 49 Old Lansdowne Road, Manchester, M20 2PA
Flat 3, 51 Old Lansdowne Road, Manchester, M20 2PA
Flat 1, 51 Old Lansdowne Road, Manchester, M20 2PA
Flat 8, 132 Palatine Road, Manchester, M20 3ZA
Flat 1, 132 Palatine Road, Manchester, M20 3ZA
5 Calluna Mews, Palatine Road, Manchester, M20 3BF
Jigsaw Independent Hospital, 134 Palatine Road, Manchester, M20 3ZA
Flat 4, 35 Old Lansdowne Road, Manchester, M20 2PA
Flat 3, 43 Old Lansdowne Road, Manchester, M20 2PA
Flat 7, 124 - 126 Palatine Road, Manchester, M20 3ZA
Flat 11, 124 - 126 Palatine Road, Manchester, M20 3ZA
Flat 14, 132 Palatine Road, Manchester, M20 3ZA
Flat 4, 132 Palatine Road, Manchester, M20 3ZA
Flat 3, 122 Palatine Road, Manchester, M20 3ZA
Flat 4, Palatine Mansions, 124 - 126 Palatine Road, Manchester, M20 3ZA
Flat 8, 25 Old Lansdowne Road, Manchester, M20 2PB
Flat 8, 17 Raleigh Close, Manchester, M20 2BY
Flat 7, 17 Raleigh Close, Manchester, M20 2BY
Flat 7, 19 Raleigh Close, Manchester, M20 2BY
Flat 5, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 6, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 1, 35 Old Lansdowne Road, Manchester, M20 2PA
Flat 1, 43 Old Lansdowne Road, Manchester, M20 2PA
132 Palatine Road, Manchester, M20 3ZA
10 Calluna Mews, Palatine Road, Manchester, M20 3BF
Flat 3, Palatine Mansions, 124 - 126 Palatine Road, Manchester, M20 3ZA

Flat 3, 25 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 25 Old Lansdowne Road, Manchester, M20 2PB
29 Old Lansdowne Road, Manchester, M20 2PA
Flat 5, 19 Raleigh Close, Manchester, M20 2BY
Flat 6, 19 Raleigh Close, Manchester, M20 2BY
Flat 7, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 23 Old Lansdowne Road, Manchester, M20 2PB
2 Calluna Mews, Palatine Road, Manchester, M20 3BF
Flat 6, 43 Old Lansdowne Road, Manchester, M20 2PA
Flat 12, 124 - 126 Palatine Road, Manchester, M20 3ZA
Flat 6, 130 Palatine Road, Manchester, M20 3ZA
Flat 1, 130 Palatine Road, Manchester, M20 3ZA
Flat 6, 122 Palatine Road, Manchester, M20 3ZA
Flat 1, Palatine Mansions, 124 - 126 Palatine Road, Manchester, M20 3ZA
Flat 7, 25 Old Lansdowne Road, Manchester, M20 2PB
Flat 6, 17 Raleigh Close, Manchester, M20 2BY
Flat 1, 19 Raleigh Close, Manchester, M20 2BY
Flat 3, 19 Raleigh Close, Manchester, M20 2BY
Flat 1, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 4, 51 Old Lansdowne Road, Manchester, M20 2PA
Flat 2, 51 Old Lansdowne Road, Manchester, M20 2PA
Flat 12, 132 Palatine Road, Manchester, M20 3ZA
Flat 5, 43 Old Lansdowne Road, Manchester, M20 2PA
Flat 5, 130 Palatine Road, Manchester, M20 3ZA
Flat 4, 122 Palatine Road, Manchester, M20 3ZA
12 Calluna Mews, Palatine Road, Manchester, M20 3BF
8 Calluna Mews, Palatine Road, Manchester, M20 3BF
Flat 2, Palatine Mansions, 124 - 126 Palatine Road, Manchester, M20 3ZA
Flat 6, 25 Old Lansdowne Road, Manchester, M20 2PB
Flat 9, 25 Old Lansdowne Road, Manchester, M20 2PB
Flat 4, 25 Old Lansdowne Road, Manchester, M20 2PB
Flat 9, 17 Raleigh Close, Manchester, M20 2BY
Flat 3, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 6, 49 Old Lansdowne Road, Manchester, M20 2PA
Shaare Sedek Synagogue, Old Lansdowne Road, Manchester, M20 2PA
Flat 5, 132 Palatine Road, Manchester, M20 3ZA
4 Calluna Mews, Palatine Road, Manchester, M20 3BF
37 Old Lansdowne Road, Manchester, M20 2PA
Flat 4, 43 Old Lansdowne Road, Manchester, M20 2PA
Flat 2, 43 Old Lansdowne Road, Manchester, M20 2PA
45 Old Lansdowne Road, Manchester, M20 2PA
Flat 5, 49 Old Lansdowne Road, Manchester, M20 2PA
Flat 8, 130 Palatine Road, Manchester, M20 3ZA
130 Palatine Road, Manchester, M20 3ZA
11 Calluna Mews, Palatine Road, Manchester, M20 3BF
Flat 5, 122 Palatine Road, Manchester, M20 3ZA
Flat 1, 122 Palatine Road, Manchester, M20 3ZA
9 Calluna Mews, Palatine Road, Manchester, M20 3BF
Flat 8, 124 - 126 Palatine Road, Manchester, M20 3ZA
27 Old Lansdowne Road, Manchester, M20 2PA
31 Old Lansdowne Road, Manchester, M20 2PA
17 Raleigh Close, Manchester, M20 2BY
Flat 4, 17 Raleigh Close, Manchester, M20 2BY
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Flat 5, 51 Old Lansdowne Road, Manchester, M20 2PA
Calluna Mews, Palatine Road, Manchester, M20 3BF
3 Calluna Mews, Palatine Road, Manchester, M20 3BF
Flat 7, 130 Palatine Road, Manchester, M20 3ZA
Flat 4, 130 Palatine Road, Manchester, M20 3ZA
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Flat 5, 17 Raleigh Close, Manchester, M20 2BY
Flat 4, 19 Raleigh Close, Manchester, M20 2BY
Flat 8, 19 Raleigh Close, Manchester, M20 2BY
Flat 2, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 23 Old Lansdowne Road, Manchester, M20 2PB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA