MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141193/JO/2024
Date registered valid:	23 December 2024
Proposal:	Variation of condition number 4 (Highways) from planning permission referenced 131722/JO/2021
Address:	Former Manchester Metropolitan University Didsbury Campus, Manchester, M20 2RW
Ward(s):	Didsbury East Ward
Applicant:	Mr Richard Lawrence, PJ Livesey Holdings Ltd & The University of Sheffield
Agent (if any):	
Case officer:	Robert Griffin Tel: 0161 234 4527 Email: robert.griffin@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**01.12.2025**

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit: 24 January 2025

Standard consultations:
Printed: 10 January 2025 Expired: 31 January 2025

Neighbour notifications
Printed: 10 January 2025 Expired: 31 January 2025

Site notice
Posted: 24 January 2025 Expired: 14 February 2025

Press advert
Published: 21 January 2025 Expired: 11 February 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: No TPOs

Description of area

The application site relates to the redeveloped former MMU campus site which now comprises residential dwellinghouses and apartments. There are residential areas to the immediate east of the site along with two properties in use as hotels one on Wilmslow Road and the other on Didsbury Park. There are a number of listed buildings in close proximity to the site which includes the Methodist Church of St Paul (Grade II), and its gates and boundary wall (Grade II). The houses of The Grove are all listed at Grade II. Pine House, to the north-east of the site, and abutting the site boundary on Didsbury Park, is also Grade II Listed; as is Park House (Didsbury Hotel) to the immediate southeast. In addition to this the application site is located within the Didsbury St James Conservation Area.

The former main Didsbury campus site for the Manchester Metropolitan University is bounded by Wilmslow Road to the west and south, by Sandhurst Road to the north and by the rear of properties fronting Didsbury Park to the east. The site also contains: The Grade II* Administration Building dating from 1790; The Grade II Chapel building; The Grade II properties at 801 and 803 Wilmslow Road. In addition to these designated heritage assets there is a Lodge building located at the access point to the site on Wilmslow Road which has an important relationship to the Administration and Chapel Building and is curtilage listed. The principal for the conversion of the former Administration building and Chapel building to apartments was established through the original planning approvals.

Description of development

Planning approval reference 108541/OO/2015/S2 was granted consent subject of a section 106 agreement for the comprehensive redevelopment of the former Manchester Metropolitan University and Broomhurst Halls of Residence to provide a residential development and outline approval for a new school building. The planning consent included the conversion of a number of listed buildings on the MMU campus for residential use and the demolition of a number of non-designated buildings to allow provision of new residential dwellinghouses. The development has been completed and occupied.

Subsequent applications were submitted to amend certain aspects of the approved scheme including 131722/JO/2021 which altered the previously approved lighting scheme for the site. That decision was subject to conditions requiring the submission of further details within a set timescale of the approval relating to matters that were meant to have been approved prior to the occupation of the development. An application to deal with these conditions and undertake further amendments to the lighting scheme was subject of application reference 136688/JO/2023, this was refused on the 17th January 2024 following insufficient information being provided to vary the conditions, however the amended lighting scheme was considered acceptable.

A further application has been submitted to amend the external lighting scheme and to confirm the verification of the site in terms of contaminated land (application reference 141098/JO/2024).

This current application seeks to approve the highway works that have been carried out to serve the development.

Consultations & Notification Responses
A site notice was posted, advertisement placed in the Manchester Evening News and neighbour notification letter sent out. No responses were received.

MCC Highway Services – Have confirmed that the highway works have been carried out to their satisfaction.
Policy

Manchester Core Strategy 'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). The Core Strategy is to be used as the framework that planning applications will be assessed against. There are a number of relevant polices within the adopted Core Strategy relevant to the consideration of the current application in summary these are set out below:
Policy SP1 (Spatial Principles)
Policy EN3 (Heritage)
Policy DM1 (Development Management)
Policy T1 Sustainable Transport
Policy T2 Accessible areas of opportunity and need

Unitary Development Plan (1995) The majority of the previous UDP policies have been replaced by the Core Strategy, however there are still saved policies that remain extant. The relevant policies for this application are set out below.
Policy DC18.1 (Conservation Areas)
Policy DC19.1 (Listed Buildings)

Places for Everyone (2024)

Following the adoption of PfE by 9 local authorities in Greater Manchester PfE now forms part of the development plan for the city. Relevant polices for consideration in this instance are:
Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
Policy JP-H3: Type, Size and Design of New Housing
Policy JP-P1 Sustainable Places
Policy JP-P2: Heritage
Policy JP-C4:The Strategic Road Network
Policy JP-C5:Streets for All
Policy JP-C8: Transport Requirements of New Development

The National Planning Policy Framework (December 2024)

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be considered in preparing the development plan, and is a material consideration in planning decisions. Relevant sections of the NPPF in this instance are:
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- 5 'Delivering a sufficient supply of homes'
- 9 ‘Promoting sustainable transport’ particularly paragraphs 115 and 116.
- 11 ‘Making effective use of land’ particularly paragraph 196.
-12 'Achieving well-designed and beautiful places'
- 16 ' Conserving and enhancing the historic environment'

Issues

Principle - The principle of the provision of off-site highway works to facilitate the residential development of the site has previously been accepted on this site, through the attaching of an appropriately worded condition. In this instance the applicant has provided information to confirm that the highway works carried out do satisfy the local highway authority.

Impact on Heritage Assets including the Didsbury St James Conservation area – The highway accesses to the site have been undertaken in a manner to reflect the sites’ location in the conservation area and utilise both a standard pallet of highway materials and more bespoke treatments to a number of the entrances. Accordingly, it is considered that the proposal complies with the guidance contained within the NPPF, Core Strategy Policy EN 3 and saved UDP Policy DC 18.1 and 19.1.

Highway Safety – In their consultation response the local highways authority has confirmed that the section 278 highway works have been completed satisfactorily. As such the works are considered to be acceptable in highway and pedestrian safety terms.

Other matters- It is noted that the highway works incorporated amendments to the bus stop on Wilmslow Road and these works have been carried out. Again, no issues have been raised in the response of the local highways authority to these works and these works enhance the access to sustainable travel modes.

Other matters- The original approval for the site’s redevelopment included a number of conditions that required the submission and approval of further details. A separate application has been submitted to deal with condition 2 (Contaminated Land) and this is subject to a separate report, however, the Councils Environmental Health team have confirmed that the verification reports to deal with this matter are acceptable, and this condition has also been complied with.

Since the previous refusal a condition discharge request relating to the Secured By Design condition has also been approved, and this is reflected as part of the dealing of this application.

Other compliance conditions and other matters that require to be reattached to this permission are reflected in the conditions.

Given the ongoing requirements for the maintenance and management of landscaping of the site given its siting within the Conservation Area and forming grounds to listed buildings the section 106 agreement accompanying the previous approval requires an update to reflect these new planning consents.

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

The application has been dealt with in a positive and proactive manner, the applicant has been provided with updates through the course of dealing with the application.

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

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:
Drawings:
Indicative Site Plan, 14172 (PL) 001 D 02.04.2015
Indicative Zonal Site Plan, 14172 (PL) 500 E,

Indicative Floor Plans, 14172 (PL) 110 A,
Existing & Proposed Sections, 14172 (PL) 130 A, All received on the 9th April 2015

Joint Site Location Plan, 105-00-0100,
Location Plan for Main Campus, 105-00-0101-A,
Location Plan for Broomhurst Halls, 105-00-0102-A,
Demolition Plan for Main Campus, 105-00-1002-A,
Demolition Plan for Broomhurst Halls, 105-00-1003-B,
Proposed Access Arrangement Primary Education Expansion Site, 1421/10 Rev A prepared by Ashley Helme,
All received on the 9th April 2015

Proposed Site Access Arrangements, 1421/01 Rev C, Ashley Helme received on the 19th June 2015

Phasing Plan, 105-00-6003-E
All received on the 17th July 2015

Street Scene- Wilmslow Road 1, 14035 (PL) 137,
Street Scene- Stenner Mews, 14035 (PL) 139,
Street Scene- Sandhurst Road, 14035 (PL) 143,
All received on the 9th July 2015
Street Scene- Wilmslow Road 2, 14035 (PL) 144 A, received 03.07.2015
Type E , 14035 (PL) 105 , Type Ev , 14035 (PL) 106, Type H, 14035 (PL) 108 , Type Hv, 14035 (PL) 109,Type J, 14035 (P L) 110, Type Jv, 14035 (PL) 111, Type M , 14035 (P L) 112 A, Type N, 14035 (PL) 160, Type P , 14035 (P L) 113 , Type R , 14035 (P L) 115,
Type Rv , 14035 (P L) 116, Type S , 14035 (PL) 117 , Type T , 14035 (PL) 118 , Type Tv , 14035 (PL) 119 , Type W , 14035 (PL) 124 ,
New Build Apartments Elevations, 14035 (PL) 129; New Build Apartments Basement and Ground Floor Plan, 14035 (PL) 130; New Build Apartments First and Second Floor Plan, 14035 (PL) 131; New Build Apartments Third Floor and Roof Plan, 14035 (PL) 132; New Build Apartments Proposed Section, 14035 (PL) 133; 801 and 803 Wilmslow Road 14035 (PL) 135;
All received on the 9th April 2015

Type Wv , 14035 (PL) 125 A, Type X, 14035 (PL) 126 A, Type Xv , 14035 (PL) 127 A, Type Y, 14035 (PL) 148, Type Yv, 14035 (PL) 149,
All received on the 3rd July 2015

Chapel Basement Demo, 105-00-1021; Chapel Ground floor Demo, 105-00-1022; Chapel First floor Demo, 105-00-1023; Chapel Second loor Demo, 105-00-1024; Chapel Proposed Basement, 105-00-1025; Chapel Proposed Ground Floor, 105-00-1026; Chapel Proposed Roof Plan, 105-00-1029; Chapel Proposed sections, 105-00-1031;Chapel Proposed Boiler Flue Strategy, 105-00-1032;Chapel Penthouses details, 105-00-1033;Chapel Details section, 105-00-1034; Chapel Details Section, 105-00-1035; Proposed Elevations and Floor Plans (801-803), 14035 (PL) 135; All received on the 9th April 2015

Chapel Proposed First Floor, 105-00-1027 Rev A; Chapel Proposed Second Floor, 105-00-1028 Rev A; Chapel Proposed elevations, 105-00-1030 Rev A; Proposed Plans (Lodge/Gate House), 105-00-1038 Rev A; Proposed Elevations (Lodge/Gate House), 105-00-1039 Rev A;
All received on the 15th July 2015

105-00-1009-D-Admin Building Proposed Plans-Basement; 105-00-1010-G-Admin Building Proposed Plans-Ground Floor; 105-00-1011-E-Admin Building Proposed Plans-First Floor; 105-00-1012-E-Admin Building Proposed Plans-Second Floor; 105-00-1013-D-Admin Building

Proposed Plans-Roof; 105-00-1014-C-Admin Building-Elevations 1;105-00-1015-D-Admin Building-Elevations 2;105-00-1036-D-Admin Building-Courtyard Elevations 1;105-00-1037-D-Admin Building-Courtyard Elevations 2

MMU-C18 New Build Materials Rev 1.1; 105-00-4009-E-Proposed Car Park Wall & Bin Store; 105-00-4007-F -Main Entrance Gates;105-Sheds; ME192-75_stonemasons detail; Proposed main entrance signs_revised040716amend; Proposed main entrance signs_steel letters_REVISED; 105-00-1045-A-Admin Elevations with fences; 105-00-4025-B-Admin Landscaping; 105-00-1045-A-Admin Elevations with fences; 105-00-4025-B-Admin Landscaping; 105-00-1056-Basement Plan Historical Audit;
105-00-1057-Ground Floor Historical Audit; 105-00-1058-First & Second Floor Plans Historical Audit; 105-01-2204-D-Basement Demolition Plan; 105-01-2205-F-Demo Plan GF; 105-01-2206-E-First Floor Demolition Plan; 105-01-2207-E-Second Floor Demolition Plan; 105-01-2743-A-Admin Garden Sections; 105-01-2735-Proposed Entrance details Plots 16A and 17; All received 2nd August 2016

105-01 2728b Proposed Courtyard Entrance Door Canopy Details received by the local planning authority on the 11th October 2016

Tower Close Landscape Proposals, 14181-Sktech-01, received on the 3rd July 2015

Indicative Site Plan 14172 (PL) 001 D; Indicative Zonal Site Plan 14172 (PL) 500 E; Indicative Floor Plans 14172 (PL) 110 A;
all prepared by Calderpeel as received on the 10th April 2015

Existing & Proposed Sections,14172 (PL) 130 A as received via email on the 17th April 2015

(03)001P-PROPOSED LOWER GROUND TYPE U, (03)002S-PROPOSED GROUND FLOOR PLAN, (03)003N-PROPOSED FIRST FLOOR PLAN,
(03)004E-PROPOSED ROOF PLAN; as received by email on the 16th January 2016

105-00-1051-Type U-Street scene; A4 Trenching Operations ; 12313 - 900 - External works T4; 12313 - 500 - Drainage GA T7; 105-01-1053-Chapel Bin Refuse; 105-01-1052-A-Admin Bin Refuse Strategy; As received on the 14th April 2016

105-00-1001-B-Site Plan; (03)010F-PROPOSED 0F FLOOR PLAN TYPE A-Plots 1 and 26; (03)011F-PROPOSED 1F FLOOR PLAN TYPE A-Plots 1and 26; (03)012F-PROPOSED 2F FLOOR PLAN TYPE A-Plots 1and 26; (03)014 GF + 1F Plans- Type AV Plots 4 and 9; (03)015 2F + Roof Plans - Type AV Plots 4 and 9; (03)211D-PROPOSED FRONT ELEVATION TYPE A-Plots 1 and 26; (03)212C-PROPOSED SIDE ELEVATION TYPE A-Plots 1 and 26; (03)213D-PROPOSED REAR ELEVATION TYPE A-Plots 1 and 26; (03)214D-PROPOSED SIDE ELEVATION TYPE A-Plots 1 and 26; (03)215 Type Av Front & Side Plots 4 and 9; (03)216 Type Av Rear & Side Elev Plots 4 and 9; 105-B1-2301 Type B1 Ground and First; 105-B1-2302 Type B1 Second and Roof; 105-B1-2601C-Type B1 Eles; 105-Bv1-2301 Type Bv1 Ground and First; 105-Bv1-2302 Type Bv1 Second and Roof; 105-Bv1-2602B Type Bv1 Eles; 105-B2-2301 Type B2 Ground and First; 105-B2-2302 Type B2 Second; 105-B2-2603A Type B2 Eles; 105-Bv2-2301 Type Bv2 Ground and First; 105-Bv2-2302 Type Bv2 Second and Roof; 105-Bv2-2604 Type Bv2 Elevations; 105-04-2105-Type F Plans-Plot 28; 105-04-2605-Type F Elevations-Plot 28; 105-Q-2107-A-Type Q-GA Plans-Plot 6; 105-Q-2601-B-Type Q-Elevations-Plot 6; (03)201J-FRONT ELEVATION (10-17); (03)202K-SIDE ELEVATION U (12 14 16); (03)203L-REAR ELEVATION (10-17); (03)204K Side Elevation Uv (11 13 15); (03)205J Side Elevation U (Plot 10); (03)206J Side Elevation Uv (Plot 17); Received by the local planning authority on the 14th April 2016

11083_PL001 Rev C MMU Landscape Proposals; 11083_PL003 Rev C MMU Hard Landscaping ; 11083_PL002 MMU Rev D Soft Landscaping
All prepared by Urban Green and received via email on the 24th November 2016

105-00 4005-O 'Site Plan showing Street Lighting as received by the City Council as local planning authority on the 19th September 2024

Documents:
Supporting Planning Statement;
Statement of Community Involvement both prepared HOW Planning
Environmental Statement as amended
Design and Access Statement prepared by Calderpeel
Transport Assessment prepared by Ashley Helme
Landscape Management and Maintenance Plan prepared by Ryder Landscape
Energy Statement;
Sustainability Statement;
Waste Management Strategy & Green Materials Policy all prepared by The Energy Council
Building Condition Report 1- Admin Building
Building Condition Report 2- The Chapel
Building Condition Report 3- 801-803 Wilmslow Road Booth King
Building Condition Report 4- Gatehouse (The Lodge) all prepared by Booth King
Phase 1 Desk Study Report for Main Campus
Phase 2 Ground Engineering Report (Main Campus)
Addition Contamination Hotspot Investigations (Main Campus)
Ground Gas Addendum Letter (Main Campus)
Phase 1 Desk Study Report for Broomhurst all prepared by Remedios Ltd
Didsbury Sports Needs Assessment: Indoor Sports Halls and Health & Fitness Suites;
Sports Needs Assessment: Didsbury Sports Hall: Tennis Courts both prepared by DTZ
All received 10th April 2015
Archaeological Mitigation Study for MMU Didsbury campus Wilmslow Road For CgMs Consulting - Pascal Eloy Technical Report - Daylighting Analysis MMU Campus Site, Didsbury, Manchester prepared by the Energy Council Reference:81215.1A Update to Noise Impact Assessment and Mitigation Strategy ref: UK 6255342/170615/RC2 dated 17th June 2015
All received on the 23rd June 2015

Report of Protected Species and Invasive Plant Species Survey, Broomhurst Halls of Residence, Wilmslow Road, Didsbury; dated: 30/03/2016 prepared by The Greater Manchester Ecology Unit

Additional Planning Statement prepared by PJ Livesey dated 14th April 2016
Heritage Impact Assessment prepared by AHP and dated July 2016
10768 Arboricultural Report AIA & AMS- September 2016
Installation of Utilities within the RPA of Trees (contractors note) prepared by Urban Green as received on the 16th August 2016

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and policy JP-H3 of Places for Everyone joint development plan document.

2) The development of the residential units as identified as plots 1 to 43 (but excluding plot 18) on plan reference 105-00 1001-B shall incorporate the scheme for the storage and disposal of waste as set out within the Waste Management Strategy prepared by the Energy Council received by the City Council as local planning authority on the 10th April 2015.

Reason - In the interests of public health pursuant to policy DM1 of the Core Strategy.

3) The storage and disposal of refuse for the residential units within the Admin and Chapel Apartment buildings as identified on plan reference 105-00 1001-B shall be undertaken in accordance with the approved plans and documents. The approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions or additional development other than those hereby approved shall be erected under Part 1, Classes A (extensions), B (alterations to the roof) and E (outbuildings) nor under Part 2, Class A (Gates, fences, walls) of the Order without the prior written express consent of the City Council as Local Planning Authority.

Reason - Alterations to the proposed development could have an adverse impact on the visual amenity of the area and the setting of on site and adjacent Listed Buildings and the privacy of adjoining properties contrary to the provisions of Core Strategy policy DM1 and EN3 and Places for Everyone joint development plan policy JP-P2.

5) The access road between number 1 Didsbury Park and 813A Wilmslow Road as indicated on the proposed site plan reference 105-00 1001- B, shall only be used as vehicular access for emergency vehicles into the site and shall not be open to general vehicular traffic associated with the hereby approved development. The approved methods to preclude general vehicular access as received by the City Council as local planning authority on the 22nd November 2017 in connection with condition discharge approval reference CDN/17/0728 shall be retained in situ whilst the site is in use.

Reason - To protect the amenity and living conditions of adjacent residential property from the comings and goings associated with a general vehicular access into the site pursuant to policy DM1 of the Core Strategy.

6) The windows in the first floor ensuite window on the rear elevation of plot number 40N and side windows of plot 26 facing plot 17 as identified on plan reference 105-00 1001-B shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

7) The external lighting scheme hereby approved as shown on drawing reference 105-00 4005-O 'Site Plan showing Street Lighting' shall be installed and be operational within 3 months of the date of this decision.

Reason - To ensure the safety and security of occupiers of the site pursuant to policy DM1 of the Core Strategy.

8) Within three months of this decision a scheme for acoustically insulating the proposed residential accommodation against traffic noise from Wilmslow Road shall be submitted to and

approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed within a timescale that has been previously agreed in writing by the City Council as local planning authority.
Reason: To secure a reduction in noise from traffic and other adjacent noise sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Core Strategy.

9) Within three months of the date of this decision a scheme for acoustically insulating the residential dwellinghouses on plots 10 to 17, as identified on the proposed site plan reference 105-00 1001- B, against noise from Number 11 Didsbury Park Hotel shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed within a timescale that has been previously agreed in writing by the City Council as local planning authority.

Reason - To secure a reduction in noise from outdoor activities associated with the Hotel in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Flat 7, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 1, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
1 Walkershall Way, Manchester, M20 2EP
5 Didsbury Park, Manchester, M20 5LH
Flat 4, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 8, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
12 Bloomesbury Avenue, Manchester, M20 2BN
40 Bloomesbury Avenue, Manchester, M20 2BN
26 Bloomesbury Avenue, Manchester, M20 2BN
2 Bloomesbury Avenue, Manchester, M20 2BN
10 Sandhurst Road, Manchester, M20 5LR
805 Wilmslow Road, Manchester, M20 2QR
38 Bloomesbury Avenue, Manchester, M20 2BN
34 Bloomesbury Avenue, Manchester, M20 2BN
Flat 3, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 9, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
30 Bloomesbury Avenue, Manchester, M20 2BN
Flat 8, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
17 Bloomesbury Avenue, Manchester, M20 2BN
Didsbury House, Didsbury Park, Manchester, M20 5LJ
17 The Grove, Manchester, M20 2RG
809 Wilmslow Road, Manchester, M20 2QR
Flat 10, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 11, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 1, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
5 Firecrest Drive, Manchester, M20 2FD
Flat 9, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
8 Bloomesbury Avenue, Manchester, M20 2BN
19 Didsbury Park, Manchester, M20 5LH
11 Bloomesbury Avenue, Manchester, M20 2BN
16 Bloomesbury Avenue, Manchester, M20 2BN
28 Bloomesbury Avenue, Manchester, M20 2BN
21 Didsbury Park, Manchester, M20 5LH
16 Sandhurst Road, Manchester, M20 5LR
6 Skylark Close, Manchester, M20 2FQ
11 The Grove, Manchester, M20 2RG
60 Bloomesbury Avenue, Manchester, M20 2BN
807 Wilmslow Road, Manchester, M20 2QR
4 Bloomesbury Avenue, Manchester, M20 2BN
Flat 11, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 6, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
21A Didsbury Park, Manchester, M20 5LH
Serviced Apartment 3, 13 Didsbury Park, Manchester, M20 5LH
5 Bloomesbury Avenue, Manchester, M20 2BN
24 Bloomesbury Avenue, Manchester, M20 2BN
Flat 5, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
58 Bloomesbury Avenue, Manchester, M20 2BN
13 The Grove, Manchester, M20 2RG

7 The Grove, Manchester, M20 2RG
66 Bloomesbury Avenue, Manchester, M20 2BN
70 Bloomesbury Avenue, Manchester, M20 2BN
Flat 5, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 2, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 10, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
50 Bloomesbury Avenue, Manchester, M20 2BN
15 Didsbury Park, Manchester, M20 5LH
42 Bloomesbury Avenue, Manchester, M20 2BN
11 Didsbury Park, Manchester, M20 5LH
781 Wilmslow Road, Manchester, M20 2RW
801 Wilmslow Road, Manchester, M20 2QR
4 Skylark Close, Manchester, M20 2FQ
3 Skylark Close, Manchester, M20 2FQ
2 Skylark Close, Manchester, M20 2FQ
9 The Grove, Manchester, M20 2RG
3 The Grove, Manchester, M20 2RG
1 The Grove, Manchester, M20 2RG
Flat 12, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 3, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 3, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 5, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 7, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
7 Firecrest Drive, Manchester, M20 2FD
Flat 7, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
7 Bloomesbury Avenue, Manchester, M20 2BN
46 Bloomesbury Avenue, Manchester, M20 2BN
5 Skylark Close, Manchester, M20 2FQ
Didsbury Methodist Church, Sandhurst Road, Manchester, M20 5LR
Flat 10, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
14 Sandhurst Road, Manchester, M20 5LR
1 Skylark Close, Manchester, M20 2FQ
2 Turnstone Avenue, Manchester, M20 2FN
5 The Grove, Manchester, M20 2RG
64 Bloomesbury Avenue, Manchester, M20 2BN
Flat 8, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 7, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 2, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 1, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 8, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
3 Firecrest Drive, Manchester, M20 2FD
Flat 2, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
54 Bloomesbury Avenue, Manchester, M20 2BN
6 Bloomesbury Avenue, Manchester, M20 2BN
17 Didsbury Park, Manchester, M20 5LH
6 Turnstone Avenue, Manchester, M20 2FN
Flat 6, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 5, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 12, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 3, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
1 Bloomesbury Avenue, Manchester, M20 2BN
14 Bloomesbury Avenue, Manchester, M20 2BN
Serviced Apartment 2, 13 Didsbury Park, Manchester, M20 5LH
Serviced Apartment 1, 13 Didsbury Park, Manchester, M20 5LH

7 Didsbury Park, Manchester, M20 5LH
20 Bloomesbury Avenue, Manchester, M20 2BN
15 Bloomesbury Avenue, Manchester, M20 2BN
10 Bloomesbury Avenue, Manchester, M20 2BN
9 Bloomesbury Avenue, Manchester, M20 2BN
13 Bloomesbury Avenue, Manchester, M20 2BN
18 Bloomesbury Avenue, Manchester, M20 2BN
23 Didsbury Park, Manchester, M20 5LH
Bdh Communications Ltd, 781 Wilmslow Road, Manchester, M20 2RW
15 The Grove, Manchester, M20 2RG
72 Bloomesbury Avenue, Manchester, M20 2BN
4 Turnstone Avenue, Manchester, M20 2FN
Flat 4, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 6, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 2, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 4, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 1, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
52 Bloomesbury Avenue, Manchester, M20 2BN
1 Firecrest Drive, Manchester, M20 2FD
Flat 4, 13 Didsbury Park, Manchester, M20 5LH
3 Bloomesbury Avenue, Manchester, M20 2BN
44 Bloomesbury Avenue, Manchester, M20 2BN
9 Didsbury Park, Manchester, M20 5LH
22 Bloomesbury Avenue, Manchester, M20 2BN
Flat 9, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 6, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
12 Sandhurst Road, Manchester, M20 5LR
803 Wilmslow Road, Manchester, M20 2QR
56 Bloomesbury Avenue, Manchester, M20 2BN
62 Bloomesbury Avenue, Manchester, M20 2BN
36 Bloomesbury Avenue, Manchester, M20 2BN
32 Bloomesbury Avenue, Manchester, M20 2BN
Flat 4, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA