
Re: Planning application 127241/FO/2020

From Holly Wright [REDACTED]
Date Tue 28/04/2026 08:00
To Mandie Shilton Godwin [REDACTED]
Cc Des Jones [REDACTED]; Jennifer Connor [REDACTED] Dave
Rawson [REDACTED]; Joanna Midgley
[REDACTED]

Dear Councillor,

Thank you for your email.

Having reviewed the details submitted with the application, the accompanying Planning Statement indicates that the proposal seeks an amended rear garden landscaping scheme and the addition of five further car parking spaces, resulting in a total of 11 spaces.

However, upon review of the drawing titled “*Landscape Proposals – Rear Garden Strategy*”, the plans appear to show seven car parking spaces to the front of the site (four of which are shown to be fitted with EV charging points) and a further five spaces to the rear (all with EV charging points). This would equate to a total of 12 spaces, which does not align with the information set out in the Planning Statement.

Should you have any further questions, please do not hesitate to contact me.

Kind Regards,
Holly Wright

Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

[REDACTED]

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB

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From: Mandie Shilton Godwin [REDACTED]
Sent: 27 April 2026 15:04
To: Holly Wright [REDACTED]
Cc: Des Jones [REDACTED]; Jennifer Connor [REDACTED]; Dave

Rawson <[REDACTED]>; Joanna Midgley <[REDACTED]>

Subject: Re: Planning application 127241/FO/2020

Dear Holly

Sorry - I've just tried to call you about this but not managed to reach you

It looked to me as if there are 11 spaces proposed in the new application - 6 with EV and 5 without

I can't currently access them - the site seems to be down

Is this your understanding too ?

I'm conscious that the deadline is tomorrow

Best wishes

From: Holly Wright <[REDACTED]>

Sent: 27 April 2026 09:27

To: Mandie Shilton Godwin <[REDACTED]>

Cc: Des Jones <[REDACTED]>; Jennifer Connor <[REDACTED]>; Dave Rawson <[REDACTED]>; Joanna Midgley <[REDACTED]>

Subject: Re: Planning application 127241/FO/2020

Dear Councillor,

Thank you for your email.

It is my understanding that Biodiversity Net Gain (BNG) does not apply in this instance, as the original planning permission (reference 127241/FO/2020) was granted prior to 12 February 2024, before the statutory BNG requirements came into force.

As far as I am aware, no pre-application advice has been sought in relation to the current proposal. At present, the Council is not in a position to support the application due to its identified detrimental impacts.

Kind Regards,
Holly Wright

Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

[REDACTED]

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From: Mandie Shilton Godwin [REDACTED]
Sent: 26 April 2026 14:31
To: Holly Wright [REDACTED]
Cc: Dave Rawson [REDACTED]; Joanna Midgley [REDACTED]; Des Jones [REDACTED]; Jennifer Connor [REDACTED]
Subject: Re: Planning application 127241/FO/2020

Dear Holly

We've had previous correspondence about this property and plans to build car parking at 515 - 521 Barlow Moor Road - I include the previous correspondence in which you did say that rear car parking is not something that you would support and hadn't been requested.

The position is not changed of course, it has been requested through the submission of a variation to the planning conditions in order to permit now a total of 11 parking spaces.

I presume this new application will be subject to BNG? (or is it too small?)

Are you able to advise us whether the COUncil will hold to its initial position

I note although the developer has engaged with residents they have not sought pre-planning discussions?

Best wishes
Mandie

From: Holly Wright [REDACTED]
Sent: 21 May 2025 08:17
To: Mandie Shilton Godwin [REDACTED]
Cc: Dave Rawson [REDACTED]; Joanna Midgley [REDACTED]; Des Jones [REDACTED]; Jennifer Connor [REDACTED]
Subject: Re: Planning application 127241/FO/2020

Dear Councillor,

Thank you for your email,

We have recently visited the site and spoken to the agent of the application who confirmed that, at present, there are no plans to utilise the rear amenity space of the property for car parking. Please note that car parking to the rear of this property is not something that we would support and does not form part of the current application to vary the existing planning permission.

As you are aware, a number of trees, previously marked for retention under planning permission 127241/FO/2020 have been removed. In order to address these tree removals, we will be looking to secure an updated landscaping scheme which includes details of mitigation measures under the current variation of condition application 142731/JO/2025. If this variation is approved then conditions will be included to ensure that the landscaping and tree replacement is fully implemented.

I hope this is helpful but please let me know if you have any further questions.

Kind Regards,
Holly Wright

Career Graded Planning Officer

Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Please note: Mondays are a non-working day for me, I will respond to your email upon my return.

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From: Mandie Shilton Godwin [REDACTED]
Sent: Monday, May 19, 2025 4:42 PM
To: Des Jones [REDACTED]
Cc: Joanna Midgley [REDACTED]; Dave Rawson [REDACTED]
Subject: FW: Planning application 127241/FO/2020

Hi Dez,

You may recollect some years ago helping us to support tenants and navigate through this planning application for 515 Barlow Moor Road (which the residents sadly ultimately lost)

Subsequently the tenants have all quit, work has started with the inevitable cutting down of the trees that the residents prized so much \9 but we did pursue it, its hadn't been enforceable and there were no TPO's.

I've just now had this from a neighbour who is worried about being able to prevent the space from being a car park in the future.

Is there any advice you can offer at this point?

Mandie

From: [REDACTED]
Sent: 17 May 2025 12:12
To: Mandie Shilton Godwin [REDACTED]
Subject: Re: Planning application 127241/FO/2020

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Hi Mandie

Just an update on the planning application. Some proposed amendments have been submitted which do seem fairly minor (extra dormer windows etc) but the covering letter refers to 'Landscape variation application to be submitted in a follow up application' which makes me concerned that they may be planning to ask again for approval for the back garden to be a car park, which was specifically not allowed in the original application. We will keep an eye out for this application. Just wanted to keep you updated.

142731/JO/2025 | Variation of condition 2 (approved plans) from planning approval reference 127241/FO/2020 to allow amendments including: introduction of front and rear dormers to the roof; reconfiguration of attic dormer space; reconfiguration of the ground floor to amend the position of the front entrance and consequential amendments to the front elevation; repositioning of stair risers; alteration of cladding material; amendments to floor heights to rationalise floor levels; internal layout amendments; and, repositioning of rooflights and installation of 1no. additional rooflight. | 515 Barlow Moor Road Manchester M21 8AQ
pa.manchester.gov.uk

pa.manchester.gov.uk



On 23 Mar 2025, at 20:25, Mandie Shilton Godwin
[redacted] wrote:

Hi [redacted]

I've not copied everyone in to this but you can see I have pursued this with planning enforcement as I can't see how that works legally and contractually.

Mandie

From: [redacted]

Sent: 21 March 2025 07:38

To: Mandie Shilton Godwin [redacted]

Cc: Adam Neil <[redacted]>; Jennifer Connor

<[redacted]>; Dave Rawson <[redacted]>

Joanna Midgley <[redacted]>; Noel Nugent

<[redacted]>; Planning Enforcement

<[redacted]>

Subject: Re: Planning application 127241/FO/2020

-
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-
Thank you for looking into this. When you contact the property's owners, I would be grateful if you could remind them that the planning decision states that the back garden could not be used as a car park, as the tree surgeon was definitely under the impression that that was the plan, and the reason for the tree removal.

He also mentioned having had instructions from the architect, so it definitely sounds as though the planning permission is about to be implemented. It is perplexing to me that when the planning decision is so clear about trees needing to be retained, conditions which many local residents worked very hard to argue for, the owners appear to be free to remove those trees and then immediately begin the building works.

Many thanks for all your help

[REDACTED]

-

On 20 Mar 2025, at 18:41, Mandie Shilton Godwin
<[REDACTED]> wrote:

Thanks Adam that's all very disappointing news of course.
The damage is done now but I do hope that the developers can be held to mitigation and tree replacement – not that really this amounts to a great deal in terms of biodiversity as a mature tree has levels of biodiversity that have developed – this takes decades

Mandie

From: Adam Neil <[REDACTED]>
Sent: 19 March 2025 13:33
To: Mandie Shilton Godwin <[REDACTED]>
Cc: Jennifer Connor <[REDACTED]>; Dave Rawson <[REDACTED]>;
[REDACTED] <[REDACTED]>; Joanna Midgley <[REDACTED]>;
[REDACTED] <[REDACTED]>; Noel Nugent <[REDACTED]>;
[REDACTED] <[REDACTED]>; Planning Enforcement <[REDACTED]>;
[REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>
Subject: RE: Planning application 127241/FO/2020

-
Dear Councillor,

-
I have reviewed the planning permission granted 5 July 2021, and whilst there are certain conditional controls within the permission, these cannot prevent the removal of trees or other vegetation ahead of implementing the permission.

-
The conditions attached to any planning permission only take effect when the planning permission is itself implemented; if the development is never carried out, then the developer (or landowner) is not liable to comply with any of the conditions attached to that planning permission.

-
Removal of trees or bushes, etc. cannot amount to “development” (within the definition in Section 55 of the Town and Country Planning Act 1990), and this kind of work would not be the sort of activity falling within the definition of a material operation under Section 56 of the same, unless of course the site clearance work itself involves an engineering operation. I say this, because at the time when this work has been carried out, the planning permission has not yet been implemented, and even though this work may be in preparation for the implementation of the permission, it would not amount to the commencement of development. Accordingly, any of the conditions that relate to retained trees or require steps prior to certain events, will not yet have come into effect and they cannot be enforced. The internal strip of the properties would also not amount to development and could not be determined to be an implementation of the

permission, as these works would by themselves not require planning permission.

- As the trees are not protected by a Tree Preservation Order (TPO) and are not located within a Conservation Area, these could have been removed at any time, even after the planning permission was granted, but before any other work associated with the permission had been carried out. i.e. demolition. The only legally effective device for preserving trees on a site is by way of a TPO; even then they cannot stop wilful disobedience, but they can be used to hold people to account.

- The Wildlife and Countryside Act 1981, provides protection to wild birds, but there are different levels of protection for certain species. This legislation is not enforced by the Council, but by the Police as an Environmental Crime; you can find more information on the RSPB website and how certain crimes can be reported
<https://www.rspb.org.uk/birds-and-wildlife/how-to-report-crimes-against-wild-birds>

- Having said all of this, we will contact the applicant's agent to advise that there are a number of matters in the application that are required to be discharged ahead of any work associated with implementing the permission, and that if they are not completed before the expiration of the permission on 4 July 2025, it could not be lawfully implemented.

- Whilst implementing the permission will clearly lead to a departure from the approved scheme, namely that tress previously identified as being retained will no longer form part of the landscaping scheme, this will be a matter for the developer to address via the submission of new scheme or the variation of the existing one, and the planning process allows for such amendments to be pursued.

- I'm sorry that this may not be the news you had hoped. I have copied in Ms Dartnall and the Council's Arborists for completeness.

- Regards

- Adam Neil
Development Compliance Manager
Manchester City Council
Development Compliance Team



<http://www.manchester.gov.uk>

- POSTAL ADDRESS: Planning, Manchester City Council, Floor 6 Town Hall Extension, Albert Square, P O Box 532, Manchester M60 2LA (for sat nav systems use M2 5DB)

From: Mandie Shilton Godwin <[redacted]>
Sent: 18 March 2025 20:08
To: Jennifer Connor <[redacted]>; Dave Rawson <[redacted]>; Joanna Midgley <[redacted]>
Cc: Adam Neil <[redacted]>
Subject: RE: Planning application 127241/FO/2020

-

Hi Jen

What will happen here?

This was honestly the most beautiful space and those photographs show sheer vandalism and this absolutely must have been deliberate as the tenants have only just vacated

Mandie

-

From: Jennifer Connor <[REDACTED]>

Sent: 18 March 2025 15:44

To: Dave Rawson <[REDACTED]>; Joanna Midgley <[REDACTED]>

Cc: Mandie Shilton Godwin <[REDACTED]>

Cc: Adam Neil <[REDACTED]>

Subject: Re: Planning application 127241/FO/2020

-

Dear Dave,

-

My sincere apologies, five year time consents have not been a thing since 2005 and this one seems to have a 5 year time limit (which can be done buy generally by exception). We had made an assumption that the standard three year time limit had been appended. I have spoken to Adam Neil in compliance and he will be in contact with the owner to make enquiries, there were conditions precedent on that scheme that have not been discharged (not conditions have been discharged at all) and we need to establish if the works are in association with the implementation of the consent.

-

Kind Regards

-

Jen

-

Jennifer Connor (she/her).

Area Team Group Manager

Planning, Building Control and Licensing

Growth and Development

Manchester City Council

PO Box 532

Town Hall Extension

Manchester

M60 2LA

[REDACTED]

-

Equality Ambassador for Planning

-

From: Dave Rawson <[REDACTED]>

Sent: Tuesday, March 18, 2025 3:25 PM

To: Jennifer Connor <[REDACTED]>; Joanna Midgley <[REDACTED]>

Cc: Mandie Shilton Godwin <[REDACTED]>

Subject: Re: Planning application 127241/FO/2020

-

Hi Jennifer

-

If I may jump in.

-

Does this mean that the planning approval for the redevelopment of this building has expired?

All tenants, domestic and business have recently left. The building is empty. We all assumed this is so that the redevelopment can begin.

Best wishes

Dave

Councillor Dave Rawson

Labour Member for Chorlton Park

Manchester City Council

Members Services

Town Hall

M60 2LA

[REDACTED]

From: Jennifer Connor <[REDACTED]>
Sent: Tuesday, March 18, 2025 2:54:57 PM
To: Joanna Midgley <[REDACTED]>
Cc: Mandie Shilton Godwin <[REDACTED]>; Dave Rawson <[REDACTED]>
Subject: Re: Planning application 127241/FO/2020

Hi Joanna,

Unfortunately the removal of the trees is not associated with any consented scheme as that permission has expired. The clearance is just general clearance and the trees are not protected nor are they sited within a Conservation Area. As such there is no action that we can take. If they were laying the area for car parking in association with the existing building similarly this would not require the benefit of consent. I shall inform the complainant.

Kind Regards

Jennifer

Jennifer Connor (she/her)
Area Team Group Manager
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

[REDACTED]

Equality Ambassador for Planning

From: Joanna Midgley <[REDACTED]>
Sent: Tuesday, March 18, 2025 1:43 PM
To: Jennifer Connor <[REDACTED]>
Cc: Mandie Shilton Godwin <[REDACTED]>; Dave Rawson <[REDACTED]>
Subject: Fw: Planning application 127241/FO/2020

-
Hi Jennifer
Another email from Kate about the trees.

-
Best Wishes

-
Joanna

Councillor Joanna Midgley (she/her)
Deputy Leader
Labour Councillor for Chorlton Park Ward
Executive Members Office, Manchester City Council, Town Hall,
Manchester, M60 2LA

[REDACTED]

Website: www.manchester.gov.uk

=====

REPORT IT ON LINE: <http://www.manchester.gov.uk>

=====

[REDACTED]

From: Kate Dartnall <[REDACTED]>
Sent: 18 March 2025 1:34 PM
To: Planning Enforcement <[REDACTED]>
Cc: Joanna Midgley <[REDACTED]>; Martin Lee <[REDACTED]>
Subject: Fwd: Planning application 127241/FO/2020

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-
Hi
Follow up to my previous email. The apple tree is down gone and another large tree is being removed (see below). It's unclear which if these is the one marked to be retained on the plans but at least one of them was.
Thanks
[REDACTED]
<image001.jpg>

Begin forwarded message:

From: Kate Dartnall <[REDACTED]>
Date: 18 March 2025 at 12:56:42 GMT
To: [REDACTED]
Cc: Martin Lee <[REDACTED]>
Subject: Planning application 127241/FO/2020

Hi it was helpful to speak to you a few minutes ago. As discussed I am sending you the photo of the large apple tree currently being removed.

I am concerned that the tree surgeon said trees were being removed to make way for a car park, whereas the planning permission was granted on the basis that the back would be retained as a garden with a number of existing trees retained, as a condition of approval

Many thanks

[REDACTED]

<image002.jpg>

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Re: Variation to Planning application 127241 / FO/2020

From Holly Wright <[REDACTED]>
Date Wed 29/04/2026 08:44
To Mandie Shilton Godwin <[REDACTED]>
Cc Joanna Midgley <[REDACTED]> Dave Rawson
[REDACTED]

Dear Councillors,

Thank you for your email and for setting out your objections to the above variation to planning application 127241/FO/2020.

I confirm that your representation has been received and will be taken into account as part of the consideration of the application.

Kind Regards,

Holly Wright

Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

[REDACTED]

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB

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From: Mandie Shilton Godwin <[REDACTED]>
Sent: 28 April 2026 14:39
To: Holly Wright <[REDACTED]>; Planning <Planning@manchester.gov.uk>
Cc: Joanna Midgley <[REDACTED]>; Dave Rawson
[REDACTED]
Subject: Variation to Planning application 127241 / FO/2020

Good afternoon

We would like to object to this variation to a planning application.

The original tenants took enormous care with this garden and managed it for wildlife, but were evicted from this building so that it could undergo significant renovation. At the time the garden formed part of a wildlife corridor which we saw for ourselves. The garden contained a number of old, large, mature trees.

As part of the planning application to redevelop - which we do not doubt was much needed, conditions were set out in order to provide the maximum protection for the space including undertakings about tree retention. It was also specifically set out that the rear garden could not be turned into a car park. This green space is much valued by neighbours and should be protected as much as possible.

These conditions were subsequently breached after the initial application expired. Other local residents did object but unfortunately were unable to affect that despite the age of the trees as none of them had a TPO .

As councillors we subsequently obtained assurances that it would still not be considered appropriate to locate car parking in the rear garden and we shared these with the local residents.

We can see that the new developers have sought to minimise impact but nevertheless the amount of car parking spaces at 12 spaces, would constitute an unacceptable incremental change of use of the space, it would become a landscaped car park with minimal ecological value. It would mean that all of the protections that were carefully put in place in the original planning application have, bit by bit, been whittled away and what will have been created for the residents is a landscaped car park, rather than the garden that it once was and still could be. Even though the application will be determined under the planning policies of the time, rather than as of now, the biodiversity value of the new scheme would be minimal in comparison to what existed before.

Chorlton has excellent public transport and active travel links in every direction. From this location it is a three minute walk to the nearest bus stop with buses generally less than every ten minutes in most directions. It is a seven or eight minute walk to Chorlton centre, or in the opposite direction, a similar walk to two well stocked local supermarkets, Tesco and Marks and Spencer. It is a seven or eight minute walk to the Metrolink with rapid access every six minutes to the city centre, to the Airport and to Didsbury . Chorlton cycle lane passes directly in front of the property. If passed, this variation would grant the right to cross the protected cycle lane to 12 vehicles. That right to cross is unavoidable but it adds to the danger for others so should not be excessive. That would be detrimental to this important public facility designed to ensure safe travel for the entire community.

We are also concerned that the impact of noise on neighbours to the side and rear would be greater than suggested. Access is via a relatively narrow covered passageway, and the engine and tyre noise will likely reverberate between the walls and wall of the house.

Given that the property is located along the cycle lane we think it would be far better to increase the amount of cycle parking so that there are at least two spaces per flat. By removing the additional car parking, cycle parking space could easily be created, and would not have a detrimental impact either on wildlife or the local environment. It would also mean that the location of the bike parking shed, currently inconveniently and awkwardly located behind the cars and close to the tree in the garden at no 4, could be moved forward, creating a more usable and accessible space.

Mandie, Joanna and Dave

Councillor Mandie Shilton Godwin
Labour and Co-operative Member for Chorlton Park
Chair, Environment and Climate Change Scrutiny Committee

Councillor Joanna Midgley
Labour and Co-operative Member for Chorlton Park
Deputy Leader

Councillor Dave Rawson
Labour Member for Chorlton Park

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