

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132914/FO/2022
Date registered valid: 11 February 2022
Proposal: Retention of covered seating area
Address: 310 Wilmslow Road, Manchester, M14 6XQ
Ward(s): Old Moat Ward

Applicant: Mr Ben Hourahine, 310 Wilmslow Road, Manchester, M14 6XQ
Agent (if any): Mr Elie Osborne, 4D Planning, 86-90 Paul Street, 3rd Floor, London, EC2A 4NE
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 06.04.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23rd March 2022

Standard consultations:

Printed: 16 February 2022 Expired: 9 March 2022

Neighbour notifications

Printed: 16 February 2022 Expired: 9 March 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this planning application is an ornate red brick and stone end of terrace Victorian / Edwardian property. It is 2 stories in height at this point and sits at the junction of Wilmslow Road and Wynstay Grove in the Old Moat ward of the City. It has a yard area to the rear and a forecourt to the front of the property. The footpath runs along the frontage, and upon the footpath is street furniture in the form of phone boxes bus shelters, telecommunications cabins and waste bins.

The yard to the rear is predominantly built over, with a very small enclosed yard that is accessed off the rear alleyway.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located within the district centre, with the immediate area to the frontage on Wilmslow Road being commercial to the ground floor, with residential accommodation to the upper floors, and some storage. Parts of the terrace have a third storey within the roof space. There are other residential properties behind McDonald's; residential flats above Wetherspoons (Mayfair Court) and a further 35 flats in Sherwood House. There are flats opposite (Blake House) and Sherwood housing estate with 40 homes nearby to the rear. There are also many residential properties along Egerton Road opposite.

Description of development

The application is for the retention of the external covered seating area to the forecourt comprising of timber slatted panel walls with a raised corrugated Perspex roof over the

structure. It occupies the full width of the property to the ground floor.

Consultations & Notification Responses

Ward Members were consulted-Councillor Gavin White commented - This property and venue is not well managed. It regularly stays open beyond its permitted opening hours in terms of licensing and planning, and openly advertises that on flyers and websites for events at this venue.

The outside seating area creates a lot of late noise that impacts this residential area and adds to the loss of residential amenity in the area in Old Moat.

A large supported housing scheme for those with mental health issues is under 50 yards from this venue, run by a local housing association.

A lot of litter in terms of broken glass and bottles is caused from this venue as well as fly tipping too as a result of poor management of waste and recycling bins.

Local residents were consulted- Ten letters of objection have been received, the main points of concern being as follows: The external seating area was a temporary measure introduced to assist businesses during Covid. The external structure is poorly designed and constructed, and, does not relate well to the impressive Victorian / Edwardian construction of the building itself. It hides much of the architectural detailing of the host property.

It results in both physical and visual clutter within the immediate vicinity of the site, as immediately to the frontage are bus stops on one of the busiest bus routes throughout the City together with telecommunications cabins and litter bins. The business operating from 310 Wilmslow Road frequently contributes to the amount of litter and rubbish in the area, and noise pollution, regularly operating outside of the approved hours of opening.

The detrimental impact that this noise has on the local residential population is increasing to unacceptable levels, and this would be exacerbated further as the structure on the front of the property is now used as a front beer garden which generates a lot of noise and antisocial behaviour constantly.

There are concerns over the number of outdoor heaters that would be used, and the cumulative impact of these together with those used on the well- used first floor terrace, and their contribution to climate change.

Fallowfield and Withington Community Guardians- consider that the retention of the outdoor seating area and canopy would result in obstruction to public highway.

It is considered that this outdoor seating area is an obstruction for users of the public footpath. It is a very large structure and causes clutter to the pavement and also gives very little room for pedestrians to walk behind the large bus shelter in front of the canopy. It is very difficult for people with pushchairs, wheelchairs or walking aids to get past this structure at busy times due to its proximity to the bus shelter and groups of people around the bus stop.

Effect on residential amenity for local residents -Nest is surrounded by residential properties including flats above this terrace of retail units; MCC homeless families accommodation behind McDonald's; residential flats above Wetherspoons (Mayfair Court) and a further 35 flats in Sherwood House. There are flats opposite (Blake House) and Sherwood social housing estate with 40 homes nearby to the rear. There are also many residential properties along Egerton Road opposite.

The noise and nuisance of this bar/ nightclub is a major contributor to the street noise that causes so much harm to local residents.

A previous decision to extend opening hours (121274/JO/2018) was refused in 2019, with the decision acknowledging the harm to the residential community.

1) The extension of the operating and dispersal times would have a detrimental impact on the amenity levels of the occupiers of nearby residential accommodation by reason of increased noise levels at unsociable hours emanating from both within the premises and external to them. The proposal is therefore contrary to the provisions of policies, SP1, C10 and DM1 of the Core Strategy and saved policies DC10 and DC26 of the Unitary Development Plan, and guidance contained within the NPPF.

The outdoor seating accommodates large numbers of people outside the premises and acts as a 'beer garden' on the pavement.

We note that the application suggests that the outdoor canopy area is clean and smart but in reality, it is regularly a magnet for litter and is not clean. Residents are also concerned that planning hours are being advertised on social media which are in breach of opening hours

Against MCC's Zero Carbon Policy

We also consider that outdoor heating of an open space is wholly against Manchester City Council's Zero Carbon Manchester policy.

Design of Structure

We consider the covered outdoor seating area by reason of its design form is an incongruous and obtrusive feature within the street scene. The development is therefore contrary to the provisions of policies SP1, EN1 and DM1 of the Manchester Core Strategy, the Guide to Development in Manchester (2007) and the National Planning Policy Framework

South East Fallowfield Residents Group-

The structure itself is out of keeping with the rest of the street scene and dramatically alters the visual appearance and character of what could be (and was) a very attractive Edwardian parade of shops in a prominent location as you enter the district centre from the south side of the city. It does not create a good first impression of Fallowfield. The extension is a very large, slatted wooden structure with a plastic corrugated roof, whereas the original parade is built of red brick, stone and other high quality traditional local materials. Unfortunately, it is not currently possible to see the original shop frontage because it is obscured by this extension - in addition the fact that the extension is at the end of the parade ruins the symmetry of the original buildings.

The extension significantly protrudes onto the pavement area and together with (the very busy) bus shelter it means that it is quite hard for pedestrians - especially those with pushchairs and wheelchairs- to pass without difficulty.

If this structure is allowed to remain, the outdoor heaters will continue to be in regular use, and this is counter to MCC's zero carbon policy objectives

This bar/nightclub is well known for its noisy (and very frequent) events. In 2019 MCC rejected a planning application to extend the opening hours because it was accepted that, by doing so, it would lead to 'increased noise levels'. Since the erection of the wooden structure, the noise levels have risen because it can a) attract more patrons b) a wooden structure like this does not contain noise as well as a solid brick structure and c) music is often played so that people on the outside, as well as on the inside, can hear it. This has the knock-on effect of making the customers even noisier than they would normally be. Unfortunately, this also means that local residents (who live all around this area, including above the shops and along Wilmslow Road) are affected and it is particularly noticeable in the late evenings when the bar/club is very busy.

In addition, the outside area has also resulted in even more mess on the pavements both in and outside the extension.

Issues

Policy

Core Strategy

The relevant Core Strategy policies are SP1, DM1 and C10.

Policy SP1 sets down the spatial principles that will guide development in the City. This includes the creation of neighbourhoods of choice.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy C10 seeks to protect the residential amenity of an area from the adverse impact of developments that relate to the evening and night- time economy.

Unitary Development Plan

The relevant saved UDP policies are DC10 and DC26

Policy DC10 sets the criteria to be considered in determining applications for food and drink uses including the need to protect the amenity of residents.

Policy DC26 seeks to protect people from noise generating activities.

NPPF

The National Planning Policy Framework (2021)

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, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 130 states policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Principle - The principle for extensions to existing businesses can be generally considered acceptable, however, in this instance further consideration of the visual and residential amenity impacts are required.

Visual Amenity - The structure is retrospective, having been a fall-back provision to enable the business to operate within the Covid restrictions. The materials comprise of timber posts with horizontal timber slats and corrugated sheet Perspex roofing, compared to the backdrop of the host building itself, the structure stands out in the street scene and is of a crude construction and finish.

To the front of the property in tandem are 2 bus shelters, together with tele-communications cabinets, waste bins and 2 telephone kiosks. The cumulative impact of the structure together with the existing street furniture contributes to visual clutter and creates an oppressive passageway to the front of the buildings.

The site is readily visible from quite some distance along Wilmslow Road. In terms of its appearance and design it does not reflect the existing buildings in terms of its scale, choice of materials or design and consequently appears incongruous and out of character with the general appearance of the site to the detriment of the visual amenity of the area. Given the forward projection of the canopied seating area it visually blocks the neighbouring properties and it does not provide any enhancement to the building itself or the area within which it is located.

Residential Amenity - The provision of this canopied structure on the front of the property has resulted in the forecourt being used as a beer garden and has intensified the use of the area even in differing weather conditions. This more intensive use in close proximity to residential properties is considered to give rise to unacceptable impacts on the residential amenity of occupiers of premises on upper floors of the terrace of properties and those in the accommodation surrounding the site such as Mayfair Court, Sherwood House, Blake House, and properties on Egerton and other roads within the vicinity of the site, by the virtue of the potential for noise and activity generated by the use of the covered area such as raised voices,

shouts and other activity including anti-social behaviour, which would be associated with the use. Given the proximity of residential properties and the lack of acoustic insulation that would be afforded by the structure it is not considered that the proposals can be supported.

Materials- The materials are not sympathetic to the building or the terrace as a whole. It is of a flimsy timber construction with a Perspex roof, and rather than be something of a quality to complement the building it presents itself as only ever having the purpose of a temporary structure.

Conclusion - Whilst the needs of existing businesses and their recovery from the Covid 19 pandemic are understood the government have introduced measures to facilitate this. The application proposals submitted require planning permission and as set out above are not considered to be acceptable as a result of their impact on the building itself, the wider area and the visual and residential amenity of the occupants' of the residential properties within the vicinity of the site.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

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

1) The covered enclosed area by reason of its excessive scale and inappropriate materials forms an over dominant and visually intrusive feature in the street scene that is out of character with the historic pattern of development found in the area. The views through to the host property are interrupted by the structure and it does not provide any enhancement to the building itself or the area within which it is located. The development is therefore contrary to the provisions of Core Strategy policy DM1.

2) The existence of the canopy facilitates a more intensive use of the external area and, by reason of its open design would give rise to unacceptable impacts on the amenity of the occupiers of nearby residential properties by reason of noise and disturbance associated with the use. The development would therefore be contrary to the provisions of Core Strategy policies SP1, DM1 and C10 and saved Unitary Development Plan policies DC10 and DC26.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
South East Fallowfield Residents Association

Flat 5, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat At, Friendship Inn, 353 Wilmslow Road, Manchester, M14 6XS
Flat 1, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Friendship Inn, 353 Wilmslow Road, Manchester, M14 6XS
The Great Central, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
STARBUCKS COFFEE, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 3, 316A Wilmslow Road, Manchester, M14 6XQ
Flat 2, 316A Wilmslow Road, Manchester, M14 6XQ
Flat 1, 316A Wilmslow Road, Manchester, M14 6XQ
Room 1 Flat 5, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 4, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Bar Xs, 341 - 343 Wilmslow Road, Manchester, M14 6XS
Room 1 Flat 4, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 3, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 2, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 3, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 2, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 1, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 2, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
312A Wilmslow Road, Manchester, M14 6XQ
Room 2 Flat 5, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 6, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 21, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 20, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 39, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 38, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 24, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 22, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 80, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 76, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 75, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 69, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 68, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 67, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 65, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 64, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 58, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 56, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 54, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 53, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS

Room 2 Flat 50, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 41, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 35, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 34, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 30, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 23, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 21, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 20, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 19, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 16, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 2, 3A Wynnstay Grove, Manchester, M14 6XG
Flat 6, 3 Wynnstay Grove, Manchester, M14 6XG
Flat 1, 3 Wynnstay Grove, Manchester, M14 6XG
Flat 79, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 61, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 16, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 76, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 67, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 65, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 1, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 9, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 6, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 1, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 30, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 21, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 19, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Office 8, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 16, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 12, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 2 Flat 73, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 72, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 71, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 65, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 63, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 61, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 59, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 55, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 47, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 44, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 38, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 31, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 29, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 27, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 26, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 25, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 6, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 3, 3 Wynnstay Grove, Manchester, M14 6XG
Flat 2, 3 Wynnstay Grove, Manchester, M14 6XG
First Floor, 310 Wilmslow Road, Manchester, M14 6XQ
Flat 73, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 44, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 78, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 51, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 69, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS

Flat 56, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 2, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 10, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 37, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 7, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 15, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 17, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 14, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 1 Flat 77, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 75, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 67, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 58, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 52, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 51, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 48, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 42, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 9, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 38, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 25, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 13, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 8, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 8, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 15, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 54, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 66, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 55, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 26, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 31, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 25, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 11, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 34, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 53, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 4, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 2 Flat 79, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 76, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 64, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 61, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 60, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 55, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 49, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 49, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 45, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 45, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 42, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 36, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 33, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 23, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 22, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 18, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 15, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 13, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 11, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 7, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 8, 3 Wynnstay Grove, Manchester, M14 6XG

Flat 17, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 23, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 43, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 45, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 36, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 8, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 4, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 4, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 20, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 13, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 7, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Apartment 10, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 6, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 2 Flat 80, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 79, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 74, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 71, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 66, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 59, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 57, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 54, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 50, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 39, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 37, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 33, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 28, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 28, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 27, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 18, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 17, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 14, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 10, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 9, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 7, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 5, 3 Wynnstay Grove, Manchester, M14 6XG
316 Wilmslow Road, Manchester, M14 6XQ
314 Wilmslow Road, Manchester, M14 6XQ
Basement And Ground Floor, 310 Wilmslow Road, Manchester, M14 6XQ
Flat 14, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 63, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 62, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 59, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 41, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 40, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 8, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 18, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 14, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 13, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 11, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 3, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 1 Flat 73, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 72, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 70, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 70, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS

Room 1 Flat 69, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 63, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 62, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 60, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 32, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 53, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 47, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 32, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 30, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 29, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 26, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 22, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 20, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 19, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 16, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 12, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 77, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 7, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 46, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 74, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 52, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 58, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 42, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 49, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 12, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 35, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 33, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 29, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 47, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
312 Wilmslow Road, Manchester, M14 6XQ
Apartment 2, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 16, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 12, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 15, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 2 Flat 74, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 57, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 56, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 51, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 44, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 43, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 43, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 40, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 35, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 24, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 17, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 15, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 14, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 12, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 72, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 70, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 13, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 50, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 9, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 57, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS

Flat 32, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 27, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 6, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Room 1 Flat 78, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 77, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 68, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 66, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 62, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 78, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 48, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 46, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 46, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 41, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 40, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 52, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 39, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 21, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 10, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 11, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 34, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 36, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 37, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 31, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 24, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat Rear Of, 314 Wilmslow Road, Manchester, M14 6XQ
Flat 1, 3A Wynnstay Grove, Manchester, M14 6XG
Flat 7, 3 Wynnstay Grove, Manchester, M14 6XG
Flat 4, 3 Wynnstay Grove, Manchester, M14 6XG
Flat 75, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 80, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 71, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 19, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 68, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 64, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 18, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 28, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 48, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 3, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 5, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 60, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 5, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 3, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 17, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 11, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 18, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 10, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 9, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Area Team Boundary - Name: SOUTH