

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130968/LO/2021

Date registered valid: 6 July 2021

Proposal: LISTED BUILDING CONSENT for remodelling of existing conservatory, installation of three gazebos introduction of new external lighting; building repairs; reconfiguration of existing car park; internal refurbishment works; and the installation of external replacement signage.

Address: Red Lion Hotel , 532 Wilmslow Road, Manchester, M20 4BT

Ward(s): Withington Ward

Applicant: David Young, JW Lees, Greengate Brewery, 3 Middleton Junction, Manchester, M24 2AX

Agent (if any): Mr Daniel Ramsay, Turley, 1 New York Street, Manchester, M1 4HD

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11.11.2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 30 July 2021

Standard consultations:

Printed: 15 July 2021 Expired: 5 August 2021

Neighbour notifications

Printed: 15 July 2021 Expired: 5 August 2021

Site notice

Posted: 23 July 2021 Expired: 13 August 2021

Press advert

Published: 20 July 2021 Expired: 10 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building



The Red Lion is a free standing part single part two storey listed building parts of which date back to the 17 Century. Whilst the original building is largely two storey there have been a number of single storey additions to the side and rear.



Front elevation



Additions to the south side of the front elevation



Conservatory to rear



North Elevation (front)

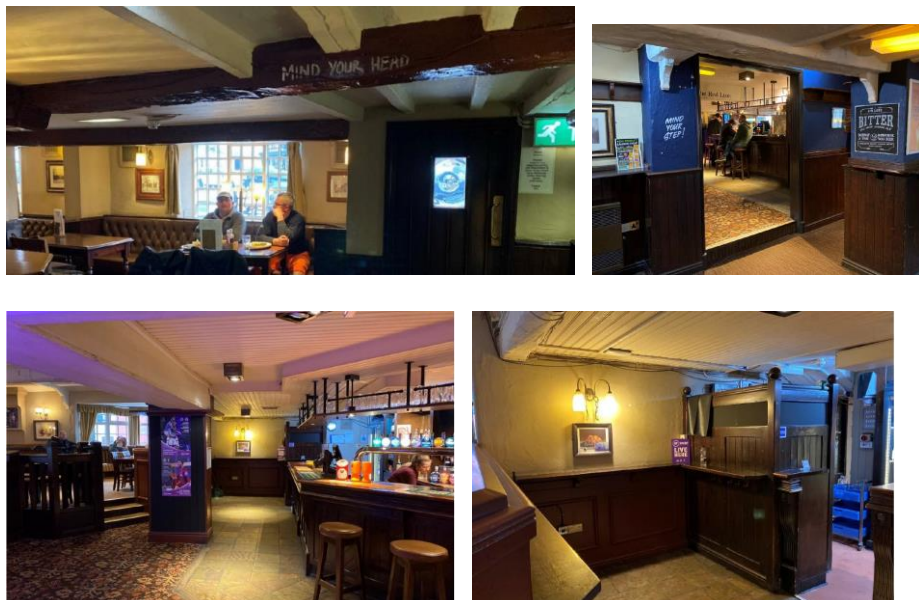


North Elevation (rear)



South Elevation (front)

Internally the building has been extensively altered over the years with little evidence of historic fabric on show.



The public house is set within a large site, bounded by Wilmslow Road, Marriott Street, Tatton Grove and the side and rear gardens of residential properties to the west on Tatton Grove and Palatine Road. In front of the pub fronting Wilmslow Road is an outside seating area, to the north of the pub is a small car park that is not enclosed on its road frontages. To the south of the pub is a second larger car park, enclosed along Wilmslow Road by a hedge and by a hedge and brick wall to Tatton Grove.

A 2,4 metre brick wall separates the car park from an outside seating area containing a large timber pergola. Between the outside seating area and the western boundary of the site is a bowling green to the north of which is a third car park.

Listed building: Grade II

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: Not applicable

Description of area

The site is located within Withington District Centre and Conservation area. At this point the District centre is petering out and the area is becoming more residential.

Facing the site across Wilmslow Road are both residential and commercial properties. To the south across Tatton Grove is the side elevation of a commercial unit on Wilmslow Road and the gable elevation and gardens of a terrace of houses on Tatton View. Adjoining the site to the west are the side elevation and rear gardens of houses on Tatton Grove and the rear gardens of houses and a flat development on Palatine Road. In the north west corner of the site is a substantial electricity sub station on Marriott Street. To the north across Marriott Street is the gable elevation of a commercial unit fronting Wilmslow Road. To the northeast of the site across Wilmslow Road is Withington Fire and Rescue Station.

Description of development

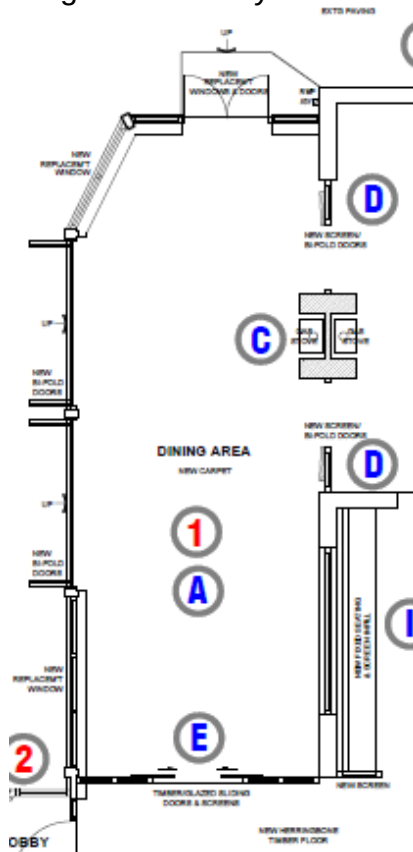
This application seeks consent for the following works to this Grade II listed building. In the light of concerns raised by the Council the scheme has been modified.

External works -

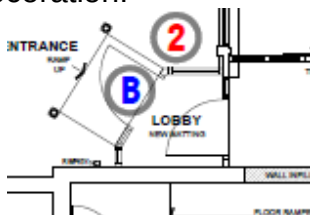
1. Retain and adapt /refurbish the existing rear conservatory structure with the glazed roof replaced with a slate finish to match the existing building, new replacement windows and bi folding
2. Provide three fixed pergolas to the rear outside seating area.
3. Localised areas of patch render repairs to the building facade which is to be re painted in a limewash.
4. Windows, doors facias and soffits to be redecorated using heritage paint.
5. New, like for like replacement fixed timber window boxes.
6. Two front existing Jumbrellas retained and timber bases repaired and redecorated.
7. Provide new external lighting to the building frontage and end gables consisting of 10 high level black LED floodlights and 9 lower level wall lights, 1 brass lantern and 1 existing feature lantern over main entrance.

Internal works

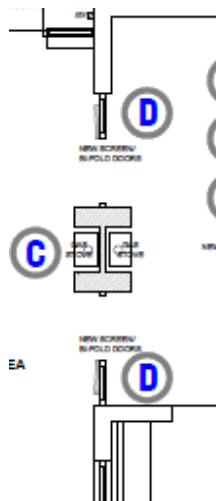
- A. Existing conservatory refurbished with new lighting, electrics, floor finishes and decoration.



- B. Existing rear entrance lobby refurbished with new lighting, electrics, floor finishes and decoration.



- C. Provide a new fireplace with flueless gas stoves.

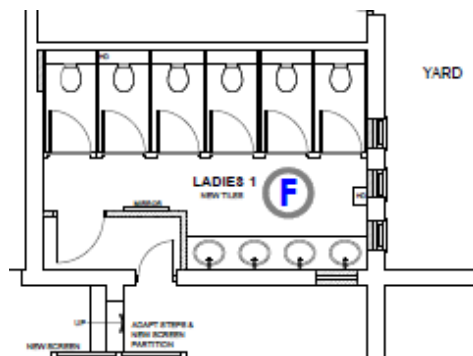


D. Provide a new timber screen/bi fold door.

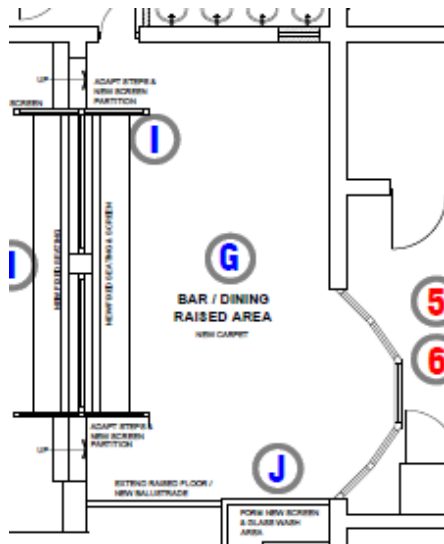
E. Provide new timber glazed sliding door and screen



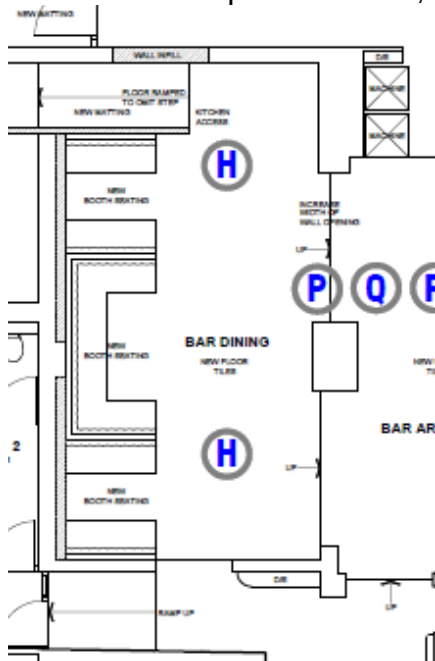
F. Alter existing ladies and gents toilets by removing wall and replanning the area to provide a larger ladies toilet area. Provide new sanitary ware, walls, doors lighting/electrics, flooring wall tiling and decorating. The existing raised floor is retained.



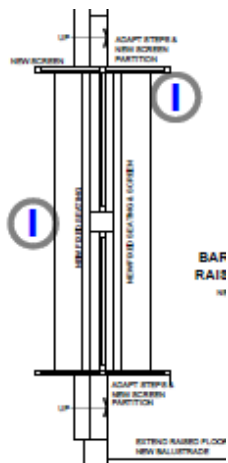
G. Retain and extend the bar dining timber raised floor and provide new fixed seating, timber glazed screens, new flooring and decorations.



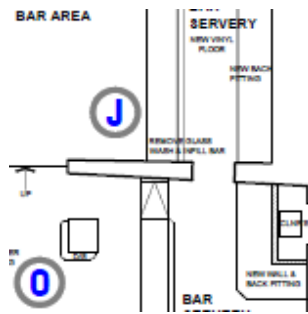
- H. Remove carvery /pizza oven area including all fixed counters with the existing wall opening size to be increased. Making good to reveals and decorations, provide new wall, new ramp into kitchen, new booth seating, new flooring, new lighting and new decoration.



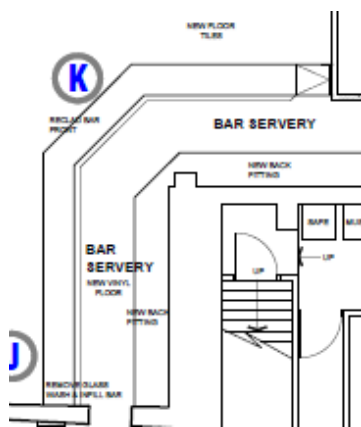
- I. Remove areas of existing fixed seating in bar, dining areas and replace with new fixed seating and new screens.



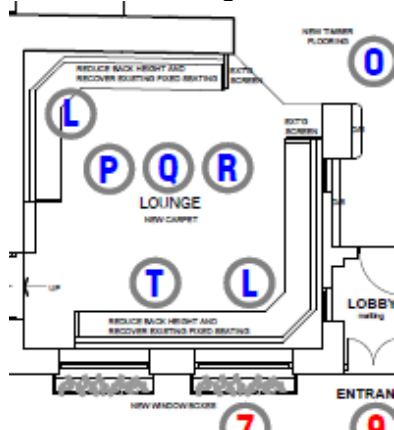
- J. Remove the existing main bar counter glasswash area making good to the timber bar top and form a new glasswash area with a timber screen.



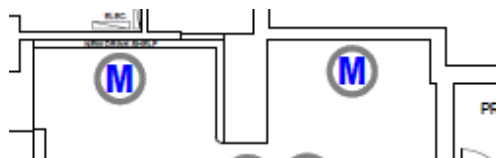
- K. Existing bar counter fronts to be reclad with the bar backfittings to be replaced.



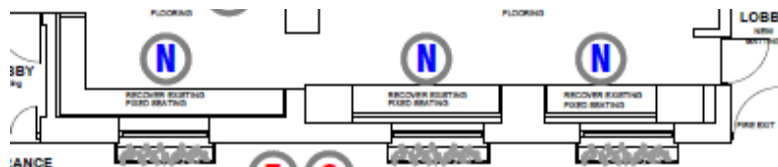
- L. Reduce existing fixed seat back height and reupholster to fixed seating in front lounge.



- M. Remove existing fixed seating in front bar area making good to wall finishes and provide new drinking shelves.



N. Retain and reupholster existing seating in front bar area.



- O. The existing carpet floor finish to the original area of building/front bar area is to be removed and the original flooring either retained and repaired or if too damaged it will be covered with a new timber floor retaining any historic flooring in situ beneath the new floor.
- P. Otherwise provide new replacement floor finishes to all main bar/dining areas and customer toilets with any surviving historic flooring to be retained in situ beneath the new floor coverings.
- Q. Retain all lighting and electrical power points to all main bar /dining areas and public areas and provide new replacement decorative light fittings.
- R. Provide redecoration to all main bar/dining areas, customer toilets/public areas with all painted walls and ceilings to be repainted like for like or similar colour pallet paint and all wallpaper finishes are to be re wallpapered with similar colour pallet.
- S. No works to be carried out to the three roughly chamfered C17 beams to the low ceilings in the front bar area.
- T. Timber wall panelling to the front lounge area and the dado wall boarding to area 1 to be retained and revived/re polished with a light sand and coat of polish/laquer with a like for like colour/finish.

Consultations & Notification Responses

Local Residents Businesses

One letter has been received expressing concern about the impact of noise and the lighting on the amenity of residents.

Cadent

Have commented on the presence of their equipment in the rea. These comments have been forwarded to the applicant.

Policy

Core Strategy Development Plan Document

Relevant policies in the Core Strategy are detailed below:

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

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

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

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

Policy DM1, Development Management - This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- o Appropriate siting, layout, scale, form, massing, materials and detail.
 - o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
 - o Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
 - o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
 - o Community safety and crime prevention.
 - o Design for health.
 - o Adequacy of internal accommodation and external amenity space.
 - o Refuse storage and collection.
 - o Vehicular access and car parking.
 - o Effects relating to biodiversity, landscape, archaeological or built heritage.
 - o Green Infrastructure including open space, both public and private.
 - o The use of alternatives to peat-based products in landscaping/gardens within development schemes.
 - o Flood risk and drainage.
 - o Existing or proposed hazardous installations.
 - o Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques
- Saved UDP Policies – Policy DC19 is considered of relevance in this instance:
- Listed Buildings - Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:
- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
 - b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
 - c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
 - d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
 - e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
 - f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

NPPF 2021

The revised National Planning Policy Framework (NPPF) underpins the planning system and provides guidance on all aspects. The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making.

However, paragraphs 10 and 11 state that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The National Policy Framework has been related to the proposed development, with particular emphasis given to the following:

Decision Making - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

The following specific paragraphs being particularly relevant to the proposed development:

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Issues

Principle

Ensuring that listed buildings remain in use is the best means of ensuring their survival for future generations. The principle of these works that will facilitate the building remaining in use is therefore considered acceptable.

Listing

Farmhouse or inn, now public house. C17 with later alterations and C20 additions. White-painted roughcast on brick, slate roof. Long single-depth plan (plus C20 additions to rear). Two low storeys and 6 windows; ground floor has doorways (d) and windows (w) arranged w-w-d-w-w-w-d-w, the doorways plain with C20 weatherboards, a C20 toilet window at the right-hand end, and all other windows on both floors 3-light horizontal sliding sashes with small panes. Interior: low ceilings with 3 roughly-chamfered C17 beams: one lateral beam in the room at the south end and 2 longitudinal beams in the centre room.

External Works

Conservatory-This dates from the early 1990's and is typical of that period and was not designed to compliment the listed building. The proposed changes to the conservatory including new glazing and a slate roof to match the existing will soften its impact on the listed building.

Gazebos – these free standing structures are located away from the listed building and are separated from it by the existing pergola. It is considered that the contemporary styling of the gazebos is appropriate.

Repairs to walls of building-



The above photograph taken in 1932 suggests that the current painted render finish is not original. However, the proposal to repair the existing render using a matching render and to finish the exterior with a whitewash is considered acceptable as this finish is part of the evolution of the building and was the finish when the building was listed.

Redecoration of doors and windows- as can be seen from the photographs the windows are not original. The 1932 photograph shows a mix of different window types whereas today they are all mock Georgian windows. The proposed redecoration of the windows raises no issues.

Window boxes- The window boxes are an addition and purely cosmetic and can easily be removed. There are no issues with their replacement.

Jumbrellas- the jumbrellas are existing and whilst they impact on the setting of the building it is not considered to be significant and their repair will improve matters.

Lighting- The proposed lighting replaces existing lighting with a similar style of housing but with more energy efficient bulbs. Again there are no issues with the lighting.

Overall it is considered that the proposed external works would have a neutral impact on the listed building.

Internal works

In the listing the only internal features referred to are the low ceilings and various roof beams. None of these features are impacted upon.

The major intrusions are the removal of an internal wall and the creation of a double fire place. These works take place between the conservatory and the adjacent flats roofed rear extension. And consequently do not impact on any significant historic fabric. Also the merger of one of the male toilets with a female toilet is again situated in one of the more recent additions to the building and will not impact on the historic fabric.

The remaining internal works are cosmetic alterations replacing modern additions installed in connection with the use of the premises as a public house. It is considered that these works are acceptable.

The application does include for the repair, if practicable of any history flooring that may be exposed or if it is beyond repair to preserve it beneath new flooring.

On balance it is considered that the proposed works to the interior would have a neutral impact on the listed building.

Signage

Signage is by its nature transient and easily removed as trends changed, The 1932 photograph shows large hand painted fascia boards on the front elevation, long replaced with individual lettered signs. In this respect the proposed replacement signs are considered acceptable and would have a neutral impact on the appearance of the building.

Conclusion

This application is not seeking to restore the listed building, but rather to improve its facilities in order to enable it to continue to function in its role as a public house. There is not a significant amount of the historic fabric on display but what there is, is retained and repaired as necessary. The remainder of the works are predominantly cosmetic and will not impact on the historic fabric to any greater degree than the existing interior. On balance it is considered that the proposed works would have a neutral impact on the listed building and that the scheme is therefore acceptable.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

4007-PL01 revision C received 6 July 2021

4007-PL04 revision F received 18 October 2021

4007-PL05 revision E received 18 October 2021

4007-PL06 revision C received 18 October 2021

Covering Letter from Turley's dated 1 July 2021

Design and Access Statement reference 2021 FUS2007-001B received 6 July 2021

Supplementary Planning Addendum received 18 October 2021

Noise Assessment by Miller Goodall dated 20 May 2021 reference 102578 received 15 July 2021

Ecology Report by The Environment Partnership received 6 July 2021

Schedule of works received 18 October 2021

Heritage Statement received 6 June 2021

Heritage Statement Addendum received 18 October 2021

Bundle of 13 drawings titled Red Lion -Signs Overview, Job Number 20200110 dated 14 October 2021 and received on 5 November 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, EN3 and DM1 of the Core Strategy and saved Unitary Development Plan policy DC19.

3) No alterations to the external appearance of the conservatory hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN3 and DM1 of the Core Strategy and saved Unitary Development Plan policy DC19

4) None of the gazebos hereby approved shall be erected unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN3 and DM1 of the Core Strategy and saved Unitary Development Plan policy DC19.

5) The refurbishment of the exterior and interior of the building shall be carried out using the materials specified on the approved plans and in the supporting documents.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

6) A comprehensive photographic record shall be kept of any history fabric exposed during the refurbishment of the building (internally and externally) including all areas where physical changes are proposed, and shall be submitted to and approved in writing by the City Council as local planning authority upon completion of the development.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with savedd policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Withington Civic Society

Flat 3, 17 Palatine Road, Manchester, M20 3LH
9 Parsonage Court, Palatine Road, Manchester, M20 3LA
13 Marriott Street, Manchester, M20 4BN
Flat 13, Parsonage Court, Palatine Road, Manchester, M20 4BL
Flat 6, 19 Palatine Road, Manchester, M20 3LH
6 Parsonage Court, Palatine Road, Manchester, M20 3LA
4 Parsonage Court, Palatine Road, Manchester, M20 3LA
Flat 5, 507 Wilmslow Road, Manchester, M20 4AW
Flat 10, 23 Palatine Road, Manchester, M20 3LH
Flat 7, 23 Palatine Road, Manchester, M20 3LH
Flat 4, 19 Palatine Road, Manchester, M20 3LH
Flat 4, 17 Palatine Road, Manchester, M20 3LH
11 Parsonage Court, Palatine Road, Manchester, M20 3LA
Flat 8, 21 Palatine Road, Manchester, M20 3LH
Flat 1, 17 Palatine Road, Manchester, M20 3LH
12 Parsonage Court, Palatine Road, Manchester, M20 3LA
10 Parsonage Court, Palatine Road, Manchester, M20 3LA
1 Parsonage Court, Palatine Road, Manchester, M20 3LA
Flat 5, 21 Palatine Road, Manchester, M20 3LH
Flat 1, 507 Wilmslow Road, Manchester, M20 4AW
Flat 2, 21 Palatine Road, Manchester, M20 3LH
531 Wilmslow Road, Manchester, M20 4BA
Flat 14, 507 Wilmslow Road, Manchester, M20 4AW
Flat 10, 507 Wilmslow Road, Manchester, M20 4AW
6 Tatton Grove, Manchester, M20 4BP
527 Wilmslow Road, Manchester, M20 4BA
521 Wilmslow Road, Manchester, M20 4BA
528 Wilmslow Road, Manchester, M20 4BT
Flat 4, 507 Wilmslow Road, Manchester, M20 4AW
505 Wilmslow Road, Manchester, M20 4AW
3 Marriott Street, Manchester, M20 4BN
1 Marriott Street, Manchester, M20 4BN
Flat 14, Parsonage Court, Palatine Road, Manchester, M20 4BL
9 Marriott Street, Manchester, M20 4BN
Flat 15, Parsonage Court, Palatine Road, Manchester, M20 4BL
531A Wilmslow Road, Manchester, M20 4BA
519 Wilmslow Road, Manchester, M20 4BA
2 Tatton View, Manchester, M20 4BU
534 Wilmslow Road, Manchester, M20 4BY
515 Wilmslow Road, Manchester, M20 4BA
533 Wilmslow Road, Manchester, M20 4BA
517 Wilmslow Road, Manchester, M20 4BA
Flat At, Red Lion Hotel, 532 Wilmslow Road, Manchester, M20 9BT
513 Wilmslow Road, Manchester, M20 4BA
4 Tatton View, Manchester, M20 4BU
Flat 1, 524 Wilmslow Road, Manchester, M20 4BT
Flat Above, 534 Wilmslow Road, Manchester, M20 4BY
525 Wilmslow Road, Manchester, M20 4BA
Top Flat, 528 Wilmslow Road, Manchester, M20 4BT
525A Wilmslow Road, Manchester, M20 4BA

509 Wilmslow Road, Manchester, M20 4BA
527A Wilmslow Road, Manchester, M20 4BA
536 Wilmslow Road, Manchester, M20 4BY
8 Tatton Grove, Manchester, M20 4BP
Parsonage Court, Palatine Road, Manchester, M20 4BL
Flat 2, 507 Wilmslow Road, Manchester, M20 4AW
Flat 1, 23 Palatine Road, Manchester, M20 3LH
Rear Flat, 526 Wilmslow Road, Manchester, M20 4BT
511 Wilmslow Road, Manchester, M20 4BA
529 Wilmslow Road, Manchester, M20 4BA
523 Wilmslow Road, Manchester, M20 4BA
10 Tatton Grove, Manchester, M20 4BP
519A Wilmslow Road, Manchester, M20 4BA
Flat 11, 21 Palatine Road, Manchester, M20 3LH
Flat 5, 19 Palatine Road, Manchester, M20 3LH
Flat 9, 23 Palatine Road, Manchester, M20 3LH
5 Parsonage Court, Palatine Road, Manchester, M20 3LA
Flat 3, 21 Palatine Road, Manchester, M20 3LH
3 Parsonage Court, Palatine Road, Manchester, M20 3LA
Flat 17, Parsonage Court, Palatine Road, Manchester, M20 4BL
Flat 18, Parsonage Court, Palatine Road, Manchester, M20 4BL
5 Marriott Street, Manchester, M20 4BN
11 Marriott Street, Manchester, M20 4BN
3 Tatton Grove, Manchester, M20 4BP
509A Wilmslow Road, Manchester, M20 4BA
526 Wilmslow Road, Manchester, M20 4BT
7 Marriott Street, Manchester, M20 4BN
523A Wilmslow Road, Manchester, M20 4BA
Ground Floor, 509 Wilmslow Road, Manchester, M20 4BA
Flat 2, 19 Palatine Road, Manchester, M20 3LH
Flat 1, 19 Palatine Road, Manchester, M20 3LH
Flat 2, 17 Palatine Road, Manchester, M20 3LH
Flat 3, 19 Palatine Road, Manchester, M20 3LH
7 Parsonage Court, Palatine Road, Manchester, M20 3LA
524 Wilmslow Road, Manchester, M20 4BT
Flat 11, 507 Wilmslow Road, Manchester, M20 4AW
8 Parsonage Court, Palatine Road, Manchester, M20 3LA
1 Tatton Grove, Manchester, M20 4BP
Flat 16, Parsonage Court, Palatine Road, Manchester, M20 4BL
507 Wilmslow Road, Manchester, M20 4AW
Flat 4, 23 Palatine Road, Manchester, M20 3LH
2 Parsonage Court, Palatine Road, Manchester, M20 3LA
Flat 6, 21 Palatine Road, Manchester, M20 3LH
Flat 12, 507 Wilmslow Road, Manchester, M20 4AW
Flat 13, 507 Wilmslow Road, Manchester, M20 4AW
Flat 9, 507 Wilmslow Road, Manchester, M20 4AW

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
Conservation Area - Withington Conservation Area 1983

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH