

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133328/JO/2022

Date registered valid: 11 April 2022

Proposal: Variation of condition number 4 (hours of opening) from planning approval reference 059501/FO/SOUTH/00 to allow the following opening hours: 0800hrs to 0030hrs Sunday to Thursday and 0800hrs to 0130hrs Fridays and Saturdays

Address: The Great Central, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS

Ward(s): Old Moat Ward

Applicant: Miss Emma Fallon J D Wetherspoon plc Wetherspoon House , Reeds Crescent, Watford , WD24 4QL

Agent (if any):

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

Recommendation: Refuse

Date of recommendation: 06.06.2022

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 22 April 2022

Standard consultations:

Printed: 19 April 2022 Expired: 10 May 2022

Neighbour notifications

Printed: 19 April 2022 Expired: 10 May 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

This application relates to part of the ground floor of a modern mixed development, comprising commercial and residential uses on the west side of Wilmslow Road.



Planning History

In March 2001 planning permission reference 059501/FO/SOUTH1/00, was granted for the erection of a 4 storey block of 41 self-contained flats and a part

single/part 5 storey block comprising Class A1 (shop) or A3 (Food and drink) on ground floor with 38 self-contained flats over with associated works including parking, landscaping and cycle path. Condition 9 attached to the consent related to opening hours, and said.

Any A3 (food and drink) use of the premises shall not be open outside the following hours:-
Sunday to Thursday, 8.00 a.m. to 11.30 p.m. Fridays and Saturdays, 8.00 a.m. to midnight.

Reason To safeguard the amenities of the occupiers of nearby residential accommodation.

In March 2003 consent was granted for the Variation of Condition 9 attached to planning permission 059501/FO/SOUTH/00 to vary the hours of opening from Sunday to Thursday 8.00a.m. to 11.30p.m. and Friday and Saturday 8.00a.m. to Midnight to Sunday to Thursday 7.00a.m. to midnight and Friday and Saturday 7.00a.m. to 1.00a.m. plus an additional one hour on special days. Reference 077343/JO/2005/S1. The applicant was JD Wetherspoon PLC although the site edged red clearly identified the adjoining property and not that the subject of this application.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is located on the west side of Wilmslow Road between Sherwood Street and Wynnstay Grove within the Fallowfield District Shopping Centre. Fallowfield Centre is located principally on the Wilmslow Road frontage with some uses on Wilbraham Road and Moseley Road. Behind the commercial frontages is predominantly residential with some non residential uses mixed in. Adjoining to the north is a commercial unit and there is residential accommodation directly above the site. To the south across Wynnstay Grove is the side elevation of a commercial parade fronting Wilmslow Road, to the rear of which is Morris Court, a residential development. The remainder of Wynnstay Grove, which is a cul de sac contains either residential or medical uses. To the west, rear, of the site is a residential development. To the north across Sherwood Street is the side elevation of a mixed development comprising commercial ground floor uses with residential above and more established low rise housing. There are more commercial uses facing the site across Wilmslow Road including a super store.

The following properties in the immediate vicinity are subject to hours conditions attached to planning permissions

320 Wilmslow Road	Monday to Saturday 8.00am to midnight Sundays and Bank holidays 9.00am to 11.00pm
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310 Wilmslow Road	Seven days a week 8.00am to 1.00pm
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324/6 Wilmslow Road	Sunday to Thursday 8.00am to 11.30 pm Friday Saturday 8.00am to 12.30am
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312, 316, 318 and 351 Wilmslow Road	Sunday to Thursday 8.00am to 11.30 pm Friday and Saturday 8.00am to midnight.
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Description of development

Consent is sought to extend the opening hours to allow the premises to trade until 12.30 am Sunday to Thursday and 1.30 am Fridays and Saturdays. This is an additional hour Sunday to Thursday and one and a half hours Friday and Saturday.

Initially the applicant applied to extend the hours approved under reference 077343/JO/2005/S1 in the mistaken belief that the application related to their property. The application was subsequently amended to reflect a change to the originally approved hours.

In support of the application the applicant has provided a copy of the premises license which reflects the hours approved under 077343/JO/2005/S1.

Consultations & Notification Responses

Ward Members

Councillor Gavin White – objects to the extension of these opening hours due to the associated impact of noise, ASB and waste on the local residential area of Old Moat and Fallowfield. This venue is close to a lot of residents and young families, who are already impacted by late night noise from numerous local venues and pubs.

Local Residents/businesses

No representations received.

Residents Groups

The South East Fallowfield Residents Group have objected on the following grounds.

- I. The effect of this increase, particularly in the early hours, will be at variance with the Cumulative Impact Policy and sustainability of the local surrounding area.
- II. There will be increased transient noise from customers leaving at the later time and the inevitable transient disturbance to local residents.

Environmental protection

No objections subject to a condition in respect of external plant.

Policy

Core Strategy

The relevant Core Strategy policies are SP1, DM1 and C10

Policy SP1 says that new developments should Make a positive contribution to neighbourhoods of choice including:

- making a positive contribution to the health, safety and wellbeing of residents
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.

Policy DM1 says that all development should have regard to the following specific issues (amongst others) for which more detailed guidance may be given within a supplementary planning document:-

- 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.

- Community safety and crime prevention.

- Design for health.

Policy C10 says amongst others that new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

1. Cumulative impact – in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.

2. Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.

- The type and characteristics of other uses, such as housing, shops and public houses;

- The potential impacts of the proposal on the wider community; and

- Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.

Unitary Development Plan

The relevant saved UDP policies are DC10 and DC26

Policy DC10 says that in determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;

- b. the effect on the amenity of neighbouring residents;

- Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

Policy DC26 says that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and

- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

- Developments likely to result in unacceptably high levels of noises will not be permitted:

- a. in residential areas;

- b. near schools, hospitals, nursing homes and similar institutions;

- c. near open land used frequently for recreational purposes.

Issues

Principle

This application seeks to vary the opening hours of a licensed premises located within a district shopping centre. The planning register would suggest that similar uses in the immediate environment have consent to open for hours similar to those currently attached to the planning permission. The issues are addressed in the following sections.

Statement of Licensing Policy

The Council has for some time been concerned about the impact of late night opening of premises in the Fallowfield Area and the impact that it has on the amenity of residents. Consequently, Fallowfield has been made a special policy area, which is set down in detail in the Statement of Licensing Policy.

Whilst the Statement is not planning policy, it is a material consideration in the determination of this application.

Comings and Goings

This application relates to a large unit within a mixed development comprising residential and commercial uses. The use is located within a district centre that is well known for its food and drink offer however, this is a significantly larger unit than many within the District Centre and consequently concern is expressed, that allowing the property to operate later into the late evening/early morning could significantly impact on the amenity of residents whose properties adjoin or are in close proximity to the site. By allowing the property to stay open later than surrounding uses it would become more attractive to customers later at night, and result in significant numbers of people leaving the premises at a time when residents could reasonably expect not to be disturbed, even when living adjacent to a district centre. It can take a while for groups of people leaving to disperse and for noise levels to fall, and there is the potential for noise/disturbance to spread into the surrounding residential areas. Additionally, noise from vehicle, both private hire and personal cars would contribute to the noise levels in terms of engines revving, doors slamming and music playing. Given the Council's concerns about the impact of late night opening in this area, it is considered that the proposed increase in the opening hours would as a result of the additional late comings and goings, have an unacceptable impact on the residential amenity of the area.

License

The premises have been operating in accordance with the hours approved for application reference 077343/JO/2005/S1 (on the adjacent property), and have a License that reflects these hours. However, this application would further extend the hours which currently form part of the license. The licensing and planning regimes are quite different and take into account different issues.

There are four areas of consideration in determining licensing applications, these are:

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance
- Protection of children from harm

These are very much geared toward the impact emanating from the premises. The planning system however, takes into account the wider impact that the use may have and thus it is quite possible that whilst in licensing terms a particular set of opening hours is considered acceptable, in planning terms this may not be the case. Where there is a discrepancy between the licensing and planning hours the more restricted hours prevail.

Residential amenity

Residents living adjacent to a district centre would not normally expect the same levels of amenity as those living in the suburbs, however, that does not mean that they should have to endure unacceptable levels of noise. Whilst it is noted that Environmental Protection officers have not raised any issues with the additional hours, beyond requesting a condition in relation to the acoustic insulation of any external plant, it is considered that on its planning merits the additional activity associated with the extension of opening hours would give rise to impacts which lead to significant adverse effects to the residential amenity of local residents.

External Plant

As the proposed development does not seek consent for any external plant, the suggested condition by Environmental Protection officers would fail the tests for conditions set out in the NPPF as it would be unreasonable and not relevant to the development applied for.

Conclusion

On balance it is considered that the proposed extension to the opening hours would conflict with the Council's objectives in protecting the amenity of residents in the Fallowfield area and as such cannot be supported.

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 proposed extension of opening hours of the existing bar/restaurant use would constitute a potential noise nuisance and source of disamenity to adjoining and nearby residential accommodation late at night, by virtue of the potential increased noise and movements associated with the comings and goings of customers from the site in combination with customers from other existing night-time uses and therefore this proposal is contrary to Policies DM1 (Development Management), C10 (Leisure and the Evening Economy) and SP1 (Spatial Principles) and saved Unitary Development Plan Policies DC10 (Food and Drink Uses) and DC26 (Development and Noise).

Appendix 1 – List of consultees & neighbours notified

Environmental Health
South East Fallowfield Residents Association
Rusholme, Fallowfield & Moss Side Civic Society

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 1 Flat 31, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 17, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 9, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
276 Wilmslow Road, Manchester, M14 6JR
Flat Rear Of, 314 Wilmslow Road, Manchester, M14 6XQ
Flat 24, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
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 60, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 18, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 5, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 3, 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
Top Flat, 327A Wilmslow Road, Manchester, M14 6NW
21 Boland Drive, Manchester, M14 6DS
Flat 5, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
318 Wilmslow Road, Manchester, M14 6XQ
Flat 1, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat At, Friendship Inn, 353 Wilmslow Road, Manchester, M14 6XS
329A Wilmslow Road, Manchester, M14 6NW
Friendship Inn, 353 Wilmslow Road, Manchester, M14 6XS
320A Wilmslow Road, Manchester, M14 6XQ
Apartment 21, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 19, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 1, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Office 8, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
21 Selside Walk, Manchester, M14 6DU
Room 1 Flat 80, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 16, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 12, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
1 Boland Drive, Manchester, M14 6DS
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
Room 1 Flat 5, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 4, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 30, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 5, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
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
Flat 30, 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
Nando's, 351A Wilmslow Road, Manchester, M14 6XS
9 Selside Walk, Manchester, M14 6DU
Flat 17, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 14, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 2 Flat 73, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 63, 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 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
Room 2 Flat 5, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 4, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 33, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 31, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 27, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 14, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 13, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 11, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat A, 331 Wilmslow Road, Manchester, M14 6NW
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 21, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 20, 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
Bar Xs, 341 - 343 Wilmslow Road, Manchester, M14 6XS
329 Wilmslow Road, Manchester, M14 6NW
318A Wilmslow Road, Manchester, M14 6XQ
3 Selside Walk, Manchester, M14 6DU
Flat 4, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
23 Boland Drive, Manchester, M14 6DS
327 Wilmslow Road, Manchester, M14 6NW
5 Selside Walk, Manchester, M14 6DU
15 Boland Drive, Manchester, M14 6DS
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 51, 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 48, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 42, 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 1 Flat 9, 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
Room 2 Flat 3, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 2, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 29, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 28, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 16, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 15, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ

Flat 12, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 10, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
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
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
Apartment 10, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
19 Selside Walk, Manchester, M14 6DU
11 Boland Drive, Manchester, M14 6DS
Flat 7, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 6, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
5 Boland Drive, Manchester, M14 6DS
Homes4u, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
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 1 Flat 36, 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 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
Room 1 Flat 3, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 2, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 3, 316A Wilmslow Road, Manchester, M14 6XQ
Flat 32, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 26, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 18, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 8, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 8, 3 Wynnstay Grove, Manchester, M14 6XG
325 Wilmslow Road, Manchester, M14 6NW
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 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 2, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
3 Boland Drive, Manchester, M14 6DS
Flat 11, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 3, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
7 Boland Drive, Manchester, M14 6DS
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 1 Flat 18, 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 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
Room 1 Flat 1, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 34, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 20, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 19, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 7, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 6, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 4, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
270 Wilmslow Road, Manchester, M14 6JR
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
312 Wilmslow Road, Manchester, M14 6XQ
312A 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
7 Selside Walk, Manchester, M14 6DU
Flat 15, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
331 Wilmslow Road, Manchester, M14 6NW
325A Wilmslow Road, Manchester, M14 6NW
351 Wilmslow Road, Manchester, M14 6XS
STARBUCKS COFFEE, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 2, 316A Wilmslow Road, Manchester, M14 6XQ
Flat 1, 316A Wilmslow Road, Manchester, M14 6XQ
Apartment 9, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 6, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
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
11 Selside Walk, Manchester, M14 6DU
17 Boland Drive, Manchester, M14 6DS
Flat 18, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 10, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
1 Selside Walk, Manchester, M14 6DU
13 Selside Walk, Manchester, M14 6DU
17 Selside Walk, Manchester, M14 6DU
15 Selside Walk, Manchester, M14 6DU
Flat 9, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
9 Boland Drive, Manchester, M14 6DS
13 Boland Drive, Manchester, M14 6DS
19 Boland Drive, Manchester, M14 6DS
23 Selside Walk, Manchester, M14 6DU
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 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 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 3, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 1, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
272 Wilmslow Road, Manchester, M14 6JR
Flat 77, 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 52, 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 39, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 37, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 36, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 34, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 24, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS

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