

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 142406/FO/2025

Date registered valid: 10 April 2025

Proposal: Elevational alteration for the installation of louvre to soffit.

Address: Tim Hortons, 7 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD

Ward(s): Ardwick Ward

Applicant: Legal & General Assurance (Pensions Management) Ltd

Agent (if any): Mr Tom Roberts Firstplan Ltd

Case officer: Sam Elliott
Tel: 0161 219 2856
Email: sam.elliott@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30/05/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 25 April 2025 Expired: 17 May 2025

Neighbour notifications

Printed: 25 April 2025 Expired: 17 May 2025

Site notice

Posted: 2 May 2025 Expired: 24 May 2025

Press advert

Published: 30 April 2025 Expired: 21 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to the 8-storey mixed use building located on Wilmslow Road in the Corridor Manchester area of the City.

The building has 7 levels of student accommodation above the ground floor commercial units, with the unit at no.7 fronting Whitworth Park. A service yard is located within the basement to the rear of the unit.

The unit is immediately bounded by an eatery to the north, an internal courtyard to the east, a supermarket to the south and Wilmslow Road to the west.

The ground floor units along the south-facing façade feature large expanses of glazing creating active frontages, a deep bulkhead, wide rounded pilasters, a glass awning architectural feature above the ground floor, with white and red cladding on the floors above. The ground floor unit at no.7 features a fascia board with existing signage and has temporary external seating.

The site is in proximity to the MRI estate, the Grade II-listed St Marys Hospital and the Grade II-listed Whitworth Gallery. Surrounding uses also include related medical uses, gyms, residential accommodation, offices, shops, restaurants and cafes.

Description of development

Planning permission is sought for an intake louvre to be sited within the bulkhead beneath the unit's fascia board.

The external plant would draw air into the restaurant and an internal kitchen fan would vent air into the covered ground floor service yard (accessed from Hathersage Road) via ductwork to the rear. Associated alterations to the rear include 3 no. AC condensers and 2 no. stacked catering condensers to be sited within the service yard and alterations for new ductwork in two places on the service yard elevation. The applicant states that these works would fall within their area of ownership and Certificate A has been signed accordingly.

Consultations & Notification Responses

Publicity

The application was advertised by site notice and neighbour notification letters. No responses were received.

Highways: No objections/suggested informative in relation to construction and impacts on the highway.

Environmental Health:

A noise report has been submitted which demonstrates that the plant can be suitably insulated to prevent noise outbreak. The fume report also indicates that fumes can be adequately discharged from the premises. Both elements should be subject to verification which can be secured by condition.

Policy Context

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity as well as noise and fume discharge. The following policies are considered relevant to this application:

The Adopted Core Strategy for the City of Manchester

- CC9 – Design and Heritage
- DM1 – Development Management
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- SP1 – Spatial Principles

The Unitary Development Plan for the City of Manchester

- DC10 – Food and Drink Uses
- DC14 – Shop Fronts and Related Signs
- DC19 – Listed Buildings
- DC26 – Development and Noise

Places for Everyone

- JP-P1 – Sustainable Places
- JP-P2 – Heritage

NPPF

- Section 12 (Achieving Well Designed Places)

- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Section 66

Shopfront and Signage Design Guide

Issues

Principle of Development

The application would see the installation of a bespoke louvre within the shopfront's soffit. Given its minimal impact on visual amenity, it is considered that the proposal is acceptable in principle.

Visual Amenity

The proposed louvre would be discrete, being mostly hidden from view along the footway. It is considered well-integrated into the elevation and would not materially alter the appearance of the shopfront. As such, it is considered to be in keeping with the character of the building, the adjoining shopfronts and the area in which the premises are located.

Where new plant and ductwork would be installed in the basement service yard, they would not be visible from street level and are not considered to impact upon visual amenity.

In view of the above, the proposed louvre is considered to be acceptable in terms of visual amenity and compliant with Policies DM1, EN1 and SP1 of the Core Strategy, Policy DC14.2 of the Unitary Development Plan, Policy JP-P1 of PfE, as well as being in line with guidance contained within the NPPF and the Council's Shopfront and Signage Design Guide.

Heritage

In addition, given the discrete design of the louvre it is also not considered that it would be seen in conjunction with either the Grade II-listed St Marys Hospital or the Grade II-listed Whitworth Gallery, and is therefore not considered to harm their setting. It would therefore be acceptable with respect to the Manchester Core Strategy, the UDP and PfE policies relating to heritage, as well as complying with Sections 66 of the Listed Buildings and Conservation Areas Act 1990 and Sections 12 and 16 of the National Planning Policy Framework.

Highways and Accessibility

There is no parking associated with the development, nor proposed changes to the footway. Further detail requested by Highways relating proposed construction or fit-out arrangements is not considered necessary in order to determine the application.

Noise

Environmental Health are satisfied that the louvre is selected so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The proposal is considered acceptable with respect to saved UDP Policy DC26, and a condition is recommended to ensure the louvre is installed in accordance with submitted documents, as well as ensure the applicant provides a verification report for the Council's approval prior to first use.

Fumes

Environmental Health are satisfied that fumes, vapours and odours are to be extracted and discharged appropriately. The proposal is considered acceptable with respect to saved UDP Policy DC10, and a condition is recommended to ensure fumes are discharged in accordance with submitted documents, as well as ensure the applicant provides a verification report for the Council's approval prior to first use.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. The application has been determined in a timely manner.

Condition(s) to be attached to decision for approval

- 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 91 of the Town and Country Planning Act 1990.

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

24.0038-A-DR-PL-01-100
24.0038-A-DR-PL-01-101
24.0038-A-DR-PL-01-600

24.0038-A-DR-PL-20-252 REV C [received 10/04/2025]
001-1230-01 Rev: B [received 10/04/2025]
001-1230-01 Rev: C [received 10/04/2025]
001-1230-ES

As well as the following documents:

MFU RANGE
ESP RANGE
UV-O
Odour Assessment dated 02/10/2024 and revised 10/02/2025.
Plant Noise Impact Assessment dated 30/05/2024.

MUB/T 062 630D4 Product Specification received 12/03/2025.
Prio 355 EC Product Specification received 12/03/2025.
MUB/T 062 560D4 Multibox Product Specification received 12/03/2025.
Digital Inverter Product Specification received 12/03/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans.
Pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) The proposed materials shall be carried out in accordance with the approved plans and documents.

Reason - To ensure that the development is carried out in accordance with the approved plans.
Pursuant to policies SP1 and DM1 of the Core Strategy.

- 4) (a) The plant hereby approved shall be installed in accordance with the submitted plans and documents:

24.0038-A-DR-PL-01-100
24.0038-A-DR-PL-01-101
24.0038-A-DR-PL-01-600

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(b) Prior to the first use of the plant hereby approved a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, in order to comply with saved policy DC26 of the Unitary Development Plan for the City of Manchester pursuant to policies SP1 and DM1 of the Core Strategy.

- 5) (a) The fumes hereby approved shall be installed in accordance with the submitted plans and documents:

24.0038-A-DR-PL-01-100

24.0038-A-DR-PL-01-101

24.0038-A-DR-PL-01-600

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Digital Inverter Product Specification received 12/03/2025.

(b) Prior to the first use of the fume extraction system hereby approved, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 21 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 24 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 1 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 13 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 3 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 2 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 6 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 10 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 21 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 6 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 31 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 22 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 8 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 8 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 7 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 7 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 2 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 41 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 4 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 53 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 4 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 21 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 23 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 43 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 18 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 8 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 14 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 15 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 19 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 10 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 6 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 25 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 14 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 5 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 5 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 7 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 12 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 19 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 11 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 3 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 33 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 12 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 9 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 4 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 1 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 3 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 5 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 5 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 20 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ

Flat 18 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 20 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 8 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 10 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 19 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 22 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 18 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 37 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 11 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
The Ford Madox Brown J D Wetherspoon, 1 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
Flat 28 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 20 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 29 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 13 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 22 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 27 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
3 - 4 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
8 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
Flat 12 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 11 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 1 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 13 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 8 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 15 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 16 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 23 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 15 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 14 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 24 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 25 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 17 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 6 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 7 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 22 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 12 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 26 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 19 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 1 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 5 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
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Flat 11 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 6 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 10 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 28 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 18 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 30 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 26 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 35 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 4 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 34 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 2 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 9 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ

Flat 50 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 19 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 2 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 2 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 1 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 5 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 8 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 9 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 45 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 14 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 4 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 27 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 3 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 13 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 4 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 7 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 2 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 15 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 10 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 8 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 9 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 17 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 10 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 11 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 16 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 24 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 16 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 5 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 12 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 14 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 3 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 56 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 27 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 11 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 11 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 3 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
200 Hathersage Road, Manchester, M13 0BH
Flat 11 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 4 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
5 - 6 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
Flat 6 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 5 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 17 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 51 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 20 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 18 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 1 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 10 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 52 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 19 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 5 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 21 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
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Flat 8 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 12 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 6 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 16 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 17 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 10 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 1 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 36 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 15 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 27 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 10 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 7 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 3 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 19 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 54 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 2 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 20 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 15 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 6 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 24 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 1 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 2 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 16 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
St Marys Hospital, Hathersage Road, Manchester, M13 0JH
Flat 23 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 28 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 12 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 2 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 20 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 23 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 24 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 26 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 11 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 6 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 1 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 8 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 9 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 20 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 15 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 14 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 42 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 44 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 5 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 13 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 26 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 17 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 48 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 10 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 28 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
7 Wilmslow Road, Manchester, M14 5FT
9 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD

Momentum, Wilmslow Park, Wilmslow Road, Manchester, M13 0JQ
Post Office, 11 Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 27 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 16 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 18 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 3 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 12 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 9 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 21 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 14 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 24 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 8 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 14 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 21 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 22 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 22 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 9 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 4 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 18 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 21 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 49 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 46 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 14 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 6 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 25 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 32 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 18 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 10 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 3 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 20 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 12 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 14 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 2 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
10 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
Flat 25 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 13 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 28 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 13 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 28 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 16 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 55 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 5 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 27 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 6 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 4 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 24 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 11 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 12 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 7 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 47 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 39 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 22 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 16 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 3 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN

Flat 15 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 9 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 26 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 7 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 1 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 23 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 21 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 23 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 9 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 23 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 9 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 3 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 11 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 13 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 17 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 4 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 17 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 22 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 25 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 26 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 13 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 1 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 23 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
2 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
Flat 38 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 25 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 40 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 17 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 7 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 9 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 7 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL