

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140817/FO/2024

Date registered valid: 20 August 2024

Proposal: Erection of an external staircase to rear and associated elevational alterations

Address: Lloyds Hotel, Wilbraham Road, Manchester, M21 9AN

Ward(s): Chorlton Ward

Applicant: Mr David Espley, JW Lees Limited

Agent (if any): Mr Michael Healy, Michael Healy Limited

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 April 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17th October 2024

Standard consultations:

Printed: 29 August 2024 Expired: 19 September 2024

Neighbour notifications

Printed: 29 August 2024 Expired: 19 September 2024

Site notice

Posted: 30 August 2024 Expired: 20 September 2024

Press advert

Published: 3 September 2024 Expired: 24 September 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this full application is the Lloyds hotel. It is built in the typical Manchester red/orange brick with buff coloured sandstone dressings Lloyd's Hotel is a high two-storey building with a third storey contained within the steeply pitched roof that is covered in blue/black Welsh slate. Brick and sandstone corbels form the brackets to the eaves and are emphasised by a course of blue brick at the lower level with the wall junction.

Vertical sliding sash windows are evident in all window openings. A single storey bay window on the Manchester Road elevation is linked by a horizontal stone balcony to an adjacent doorway. A brick faced dormer window breaks up the roofline to this elevation.

At the corner of the building a double height curved bay is surmounted by a conical roof, providing an architectural statement at the Wilbraham Road/Manchester Road junction.

Listed building: Grade II

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: Not applicable

Description of area

The area is a mix of residential properties Victorian villas some of which are single family occupied, others that have been subdivided into flats and 21st century purpose built flat developments, commercial properties and ecclesiastical buildings and public houses. It is located within a sustainable neighbourhood for transport. The site is located within the Wilbraham Road / Edge Lane Conservation Area designated in 2005.

Description of development

The proposal is to open up the previously blocked off emergency exit that has been bricked up in a mismatched brick and to reintroduce an emergency door and escape staircase in the same position as the ones previously removed. The staircase will be in a galvanised steel with a black powder coat finish and continuous swept curved handrail. There will be simple cylindrical

support poles beneath the staircase, with paving to match the existing paving that the proposed staircase would feed into to provide the landing at the bottom of the stairs. These works are required to facilitate the expansion of the use of the function room to enable an increase in the numbers attending functions to 110. Without these proposed changes, this increase would not be possible, and the expansion is required to secure the long term retention of the existing community asset.

Consultations & Notification Responses

Local residents were informed- The neighbouring flats are just 6 meters away from the proposed fire door, and some would face it directly.

The main points raised by local residents are as follows:

“1. Even with the fire door closed, this will increase the amount of noise escaping the function room during an event

2. If the proposed fire door is used in the same way as the ground floor fire door - open whenever the temperature allows, or if customers attending an event in the function room choose to open it (eg for ventilation or for smoking), the noise and disturbance would be absolutely devastating to us as neighbours.

I therefore strongly object to the installation of the fire escape door and the capacity of the function room being increased to 110. This would have a hugely detrimental impact to our homes, our quality of life and the saleability of the flats.

3. Concerns that the sewage question had been responded as ‘not known’

4. In principle, a fire escape sounds like a useful asset to the venue, and in general I am in favour of investment in the building. However, I could only support this if I felt assured that this (and the function room) would be installed and used in a considerate way that does not cause disruption/ stress to neighbouring residents.”

Chorlton Voice- has no objection to the proposal (or to the linked Listed Building application). However, they find it disappointing that the owners are proposing increasing the capacity of the function room without providing disabled access to the first floor.

Issues

Policies

Places for everyone GM Spatial Plan

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities have now adopted the Plan following consideration of the Inspectors' Report. There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Heritage Impact

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State

shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Policy EN3 of the Core Strategy, likewise refers to the need for the consideration to be given to the impact of new developments on heritage assets, whilst saved Policy DC19.1 of the UDP seeks to preserve and enhance the setting of listed buildings and specifically states that listed building consent will not be granted for external or internal alterations or additions to a listed building, were in its opinion, there would be an adverse effect on its architectural or historic character.

National Planning Policy Framework (NPPF)

Relevant to this application, Section 16 relates to Conserving and Enhancing the Historic Environment.

Paragraph 201 states that in determining applications: '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'.

Paragraph 205 states that: 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'.

Paragraph 208 advises further that: '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'.

Core Strategy Development Plan Document - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. 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.

Saved UDP Policies - Policies DC18 and DC19 are considered of relevance in this instance:

Policy DC18, Conservation Areas - Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i. the relationship of new structures to neighbouring buildings and spaces;
- ii. the effect of major changes to the appearance of existing buildings;
- iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including
- iv. street trees);
- v. the effect of signs and advertisements;
- vi. any further guidance on specific areas which has been approved by the Council.

b) The Council will not normally grant outline planning permission for development within Conservation Areas.

c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.

d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Policy DC19, 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.

Legislative Requirements - Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of the power to determine planning applications for any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Principle of the Proposal - The principle of improving the facilities for the existing business and its clients is acceptable. Notwithstanding this, the impact upon the setting and character of the Grade II listed building must be assessed.

Residential and Visual Amenity - It is considered that with the attachment of appropriate conditions restricting the use of both the emergency exit door and the escape stair, that the installation of the emergency exit would not result in a detrimental impact upon the levels of amenity currently enjoyed by the neighbouring properties. The area on the proposed elevation that is to be reopened has been done in materials that are less than sympathetic to the remainder of that elevation. The previous staircase was evidently a feature of the building in relative modern day, having been removed from the property some time after 2003. The re-introduction of these features on this elevation would not therefore represent an alien feature within the context of the listed building and its setting. There are existing staircases that the proposed new staircase would feed into. Negotiations have taken place during the lifetime of the application which have now resulted in a sympathetic development, and more closely reflects the hardware for the era of the building. It is therefore not considered that the proposal will have a detrimental impact upon the visual amenity of the heritage asset, the area within which it is located or that of the neighbouring properties.

Wider benefits -The reintroduction of the emergency escape door and staircase will enable successful continued use of the function room but with an increased capacity. In turn the successful operation and retention of the business ensures the occupation of the building together with its maintenance and therefore safeguarding the future of the Grade II Listed Asset.

Other issues

Construction Noise- Objections have been received from neighbouring occupants because of potential noise and disturbance both during works and due to an increase in occupancy of the function room including the use of amplified sound. Inevitably, there will always be a degree of noise and activity as result of development and whilst the City Council has no control over what time of year the works would take place, should this become an issue with regards to unsociable hours of construction resulting in noise pollution, the Environmental Health public protection team have the powers to investigate the issue.

Amplified Sound- In terms of amplified sound, the current application is only concerned with the reopening of the previously blocked up emergency exit and the installation of the emergency staircase. The use of the building is already established, having been purpose built as a leisure facility with recreational provision. In order to control any increase in the breakout of noise emanating from the function room, a condition will be attached to any consent granted which will restrict the opening of the door for anything other than emergency use. This will also cover the use of the external landing and staircase which should ensure that this does not become an external social space. The issue of any noise relating to the use of the function room would again be an issue for Environmental Health Public Protection, and Licensing should they be in breach of the terms of license. As such any noise impact is considered acceptable.

Disabled Access- The proposal is purely for the installation of the emergency exit, and as such the existing facilities within the function room are not open for debate as part of the assessment of this current application.

Alternative location- The proposed secondary emergency exit is in the same location as the one that was previously removed and bricked up, reopening it in this position is the least invasive choice and would have the least impact upon the aesthetics of the Grade II Listed Building. Having looked at alternative locations around the building there was not the capacity for the installation or the ground clearance for the landing of the staircase. In this location it can be tied in with the existing staircase that leads from the external seating areas down to the bowling green, and would not appear intrusive or an alien feature as would should it be erected on another elevation. Whilst it is acknowledged that this was raised in the objection letter due to the proximity of the staircase to the residential apartments, and the potential noise, the condition

that is proposed to control the use of the exit and staircase for emergency purposes only, takes into account the requirement to limit the possibility of additional noise, and therefore nothing would be gained by introducing the staircase into another part of the listed asset.

Sewage- Concern was raised that the question with regards to sewage capacity for the building as a result of the development was 'not known' however as the proposed works themselves are only for a door and staircase they have no connection to this area of provision. This would be covered by other legislation throughout the Council, and would not form part of the assessment of this application currently under consideration.

Impact on Heritage Assets (Wilbraham Road/Edge Lane Conservation Area and Lloyds Hotel)

- Policy EN3 of the Core Strategy, along with section 16 of the NPPF, states that consideration must be given to the impact of new developments on heritage assets. In this instance, the application site is located within the Edge Lane / Wilbraham Road Conservation Area along with the property itself being a Listed Building namely Lloyds Hotel which is Grade II listed.

The area is located approximately 3 miles south east of the City Centre and is immediately north of the previously designated conservation area of Chorlton Green. They share a common boundary. A large area, now occupied by numbers 619 to 645 Wilbraham Road and a row of shops opposite the Lloyd and Platt Hotel was developed between 1894 and 1905. The primary school on St Clements Road was also built between these dates, although much altered later. The Conservation area was designated in September 2005. Built in the typical Manchester red/orange brick with buff coloured sandstone dressings Lloyd's Hotel is a high two-storey building with a third storey contained within the steeply pitched roof that is covered in blue/black Welsh slate. Brick and sandstone corbels form the brackets to the eaves and are emphasised by a course of blue brick at the lower level with the wall junction.

Vertical sliding sash windows are evident in all window openings. A single storey bay window on the Manchester Road elevation is linked by a horizontal stone balcony to an adjacent doorway. A brick faced dormer window breaks up the roofline to this elevation.

At the corner of the building a double height curved bay is surmounted by a conical roof, providing an architectural statement at the Wilbraham Road/Manchester Road junction. A double height splayed bay window, with its own roof, characterises the Wilbraham Road elevation.

The building would have had an increased presence in the area by virtue of its tall chimneys, but these structures have been reduced in height and capped.

The bowling club building, located at the rear of the hotel, effectively at right angles to Manchester Road, is also two storeys high, the upper storey projecting beyond the ground floor and supported off four cast iron columns.

The ground floor elevation is a screen wall of glass and timber. An adjacent single storey building, rising from back of pavement on Manchester Road, also in red/orange brick, is covered with a hipped roof with patterned slates.

Clearly built at a time when the adjacent area was being expanded, the hotel and associated bowling club with clubhouse provided recreational facilities for the local residents, helping to fulfil a social role. It was listed grade II in 2005.

The requirement to preserve or enhance the Conservation Area, and the setting of the Listed Buildings, in this case Lloyds Hotel is a key requirement within policy EN3 of the Core Strategy, saved policies DC18 and DC19 of the UDP along with the objectives of the NPPF. As such, any new development must seek to retain the character of the area through careful detailing and, where appropriate, the use of compatible materials.

The proposed development will reflect the other external staircases that currently exist on the building, it will be in the same location as one that was removed circa 2003, however the materials used to infill the area upon its removal were unsympathetic, and did not complement the retained materials on that elevation. With the attachment of a materials condition attached to

any consent granted, the installation of the new emergency door and escape stair will be of a more materially sympathetic replacement, and would be respectful to the previous footprint occupied by the removed staircase, being of a traditional functional character for this type of feature. It is considered that the proposal would cause less than substantial harm that are outweighed by the benefits of keeping the building in a viable use. The proposal would not have a detrimental impact upon the positive contribution that the heritage asset makes to the significance of the Conservation Area, or the character of the Grade II listed Lloyds hotel.

Conclusion

The NPPF provides national policy on heritage assets and development and sets out a proportionate approach taking account of significance. The public benefits of a proposal likely to affect the character of a designated asset should be balanced against the harm to heritage assets.

The property is a well-used community asset which in order to secure its continued use and investment in the property going forward is seeking to expand the facilities it provides. In order to do this it requires the introduction / reinstatement of an emergency exit door and associated escape stair. By introducing this in a location previously used for this purpose, and by controlling the use of materials and use of the emergency exit it will be done with the minimum impact upon the setting of the listed building, the creation of the emergency exit facilities in this instance is considered acceptable.

The proposals are considered to be sympathetic to the character of the listed building and to this part of the Conservation Area. The proposals are considered to comply with national and local planning policy.

Issues raised in relation to residential amenity can be addressed through the imposition of a condition as discussed in the main body of this report.

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 in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application. The application can now be approved having been assessed in line with both national and local policies and appropriate conditions attached.

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:

Proposed rear elevation and stair detail-1305.120 rev C received 6th March 2025

Proposed side elevation and stair detail-1305.121 rev C received 6th March 2025

Planning Statement received 20th August 2024

Site -Location Plan 1305_LP received 20th August 2024

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) No development that is 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 and DM1 of the Manchester Core Strategy.

4) The emergency exit door and escape staircase hereby approved shall only be used in the case of an emergency. The door shall have an internal alarm incorporated which will become live once the door is opened. The staircase shall only be used for emergency egress and for no other purpose in association with the recreational facilities provided by the hotel.

Reason - In order to control potential noise emanating from the function room and the emergency staircase, to safeguard the residential amenity of neighbouring properties pursuant to saved policy DC26 and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Chorlton Voice

Flat 1, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ

Flat 8, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 4, 14 Manchester Road, Chorlton, Manchester, M21 9JG
PHO Bowl, 520 Wilbraham Road, Manchester, M21 9AW
Apartment 9, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 12, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 11, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 25, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 22, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 10, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 4, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 18, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Flat 7, 617 Wilbraham Road, Manchester, M21 9AN
Flat 6, 617 Wilbraham Road, Manchester, M21 9AN
Flat 3, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
The Spread Eagle, 526 - 528 Wilbraham Road, Manchester, M21 9LD
Flat Above, 522 Wilbraham Road, Manchester, M21 9AW
Advertising Right Outside 522, Wilbraham Road, Manchester, M21 9AW
Flat 10, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 5, 14 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 1, 14 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 8, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Apartment 3, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 14, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 6, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 1, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 15, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 14, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 27, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Flat 9, 617 Wilbraham Road, Manchester, M21 9AN
Flat 12, 617 Wilbraham Road, Manchester, M21 9AN
Flat 5, 617 Wilbraham Road, Manchester, M21 9AN
Flat 1, 7 Manchester Road, Chorlton, Manchester, M21 9JG
5 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 6, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
16 Manchester Road, Chorlton, Manchester, M21 1JG
Flat 11, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Apartment 1, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 15, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 7, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 6, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 13, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Apartment 24, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
Flat 10, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 3, 617 Wilbraham Road, Manchester, M21 9AN
Flat 9, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Apartment 16, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
617A Wilbraham Road, Manchester, M21 9AN
Flat 4, 7 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 4, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 2, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 2, 524 Wilbraham Road, Manchester, M21 9AW
Flat Above, Lloyds Hotel, Wilbraham Road, Manchester, M21 9AN
Flat 7, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
14 Manchester Road, Chorlton, Manchester, M21 1JG

Flat 12, 16 Manchester Road, Chorlton, Manchester, M21 9JG
 Flat 3, 14 Manchester Road, Chorlton, Manchester, M21 9JG
 Flat 9, 16 Manchester Road, Chorlton, Manchester, M21 9JG
 Apartment 2, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
 Apartment 20, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Apartment 12, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Apartment 21, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Flat 8, 617 Wilbraham Road, Manchester, M21 9AN
 Flat 5, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
 Flat 2, 14 Manchester Road, Chorlton, Manchester, M21 9JG
 Apartment 8, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
 Apartment 10, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
 Apartment 9, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Apartment 17, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Apartment 26, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Apartment 3, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Flat 11, 617 Wilbraham Road, Manchester, M21 9AN
 Flat 10, 617 Wilbraham Road, Manchester, M21 9AN
 Flat 3, 7 Manchester Road, Chorlton, Manchester, M21 9JG
 Flat 2, 7 Manchester Road, Chorlton, Manchester, M21 9JG
 Flat 3, 524 Wilbraham Road, Manchester, M21 9AW
 524 Wilbraham Road, Manchester, M21 9AW
 522 Wilbraham Road, Manchester, M21 9AW
 Flat 1, 617 Wilbraham Road, Manchester, M21 9AN
 Flat 7, 16 Manchester Road, Chorlton, Manchester, M21 9JG
 Flat Above, 520 Wilbraham Road, Manchester, M21 9AW
 Apartment 4, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
 Apartment 13, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
 Apartment 5, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
 Apartment 2, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 7 Manchester Road, Chorlton, Manchester, M21 9JG
 Apartment 5, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Flat 2, 617 Wilbraham Road, Manchester, M21 9AN
 Flat 4, 617 Wilbraham Road, Manchester, M21 9AN
 Flat 6, 16 Manchester Road, Chorlton, Manchester, M21 9JG
 Apartment 11, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Apartment 19, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Apartment 7, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Apartment 8, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
 Apartment 23, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
 Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Middle) -
 Area Team Boundary - Name: SOUTH AREA