

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141512/JO/2024

**Date registered valid:** 14 November 2024

**Proposal:** Variation of condition number 2 (specified plans) from listed building consent reference 127017/LO/2020: To allow external and internal amendments to facilitate the provision of electrical boilers in flats 8 and 10 and remove external flues to the roof and internal pipe work and ducting

**Address:** 363 Wilmslow Road, Manchester, M14 6XU

**Ward(s):** Withington Ward

**Applicant:** Mr David Feltham, Norton Place Limited

**Agent (if any):** Miss Jane Leach, iarchitect Limited

**Case officer:** Robert Griffin  
Tel: 0161 234 4527  
Email: [robert.griffin@manchester.gov.uk](mailto:robert.griffin@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 18.12.2024

## Application details

**Type of application:** Variation or Removal of Condition

**Development type:** Listed building alteration

**Date of site visit:** 20<sup>th</sup> November 2024

### Standard consultations:

Printed: 18 November 2024

Expired: 9 December 2024

### Neighbour notifications

Printed: 18 November 2024

Expired: 9 December 2024

### Site notice

Posted: 20 November 2024

Expired: 11 December 2024

### Press advert

Published: 26 November 2024

Expired: 17 December 2024

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

**Listed building:** Grade II

**Conservation area:** N/A

**Tree Preservation Order:** N/A

## Description of area

The application property is a grade II listed building, having been formally designated in 1974, and forms an end property of a short terrace row of three buildings known as 'Norton Place'. The property was originally constructed as a dwellinghouse, along with the other two buildings in the row. Predominately two storey in height, the property benefited from a basement area, two-storey outrigger to the rear and attic accommodation. The front of the property has two ground floor bay windows with central entrance door way and steps. The bays and doorway have distinctive decorative detailing as do the eaves of the property. The upper floor windows have vertical sash windows, with vertical glazing bars, and a more simple stone surround. The side gable wall to the property has a similar bay window as the front elevation with decorative features and an upper floor window, which again follows the same style and features as the front elevation. The rear elevation of the property was once characterised by a two-storey outrigger. This was similar to the outriggers, which remain evident within the remainder of the terrace row at properties 359 and 361 Wilmslow Road known as 'Norton Place'. A low boundary wall and gate post mark the entrance to the front curtilage of the property which once formed the front garden and now consists of hardstanding for car parking. To the rear of the property is a landscaped garden area with cycle store and clothes drying area. The list description for the property indicates it was in use in 1974 as offices and the planning history for the property indicates it was used as a medical centre from 1979 to 2010. There appears to have been an education use in the building subsequently prior to it becoming vacant. The surrounding area is

mixed use in nature. The application property, together with the other properties in the terrace that form Norton Place, retain their residential character.

## **Description of development**

Planning and Listed Building Consent was granted under application references 127016/FO/2020 and 127017/LO/2020 for the erection of basement and two storey rear extension to create 9no. self-contained flats together with other works including internal alterations, the rebuilding of gate piers, the laying out of car parking area and the provision of a cycle store and refuse store.

Works to undertake these permissions had begun prior to the expiry of these consents. The current proposals are as a result of further consideration of impacts on the building from works that have taken place and due to requirements relating to the provision of hot water. As a result, the applicant has removed provision of two gas boilers within two upper floor flats with the replacement for electric boilers, as a result there is now no requirement for the roof top flues previously approved and internal pipe work associated with these boilers. A hand drawn updated elevation plan has been submitted alongside this application to omit the installation of the two external flues on the rooftop. The applicant has submitted a corresponding non-material amendment application to planning permission reference 127016/FO/2020 to reflect this proposed amendment. Section 96A non-material amendments cannot be made to listed building consents, as such the application has submitted this variation of condition application to the listed building consent to reflect this proposed amendment.

### **Relevant Planning History**

March 2001 - Application for Planning permission 061665/FO/SOUTH1/01, Part single part two storey rear extension, new entrance at side of property with access ramp and parking at rear. Approved June 2001.

March 2001- Application for Listed Building Consent 061666/LO/SOUTH1/01, LISTED BUILDING CONSENT Part single part two storey rear extension, new entrance at side of property with access ramp and parking at rear and internal alterations. Approved June 2001.

May 2008 -Planning application 086507/FO/2008/S1 Erection of a part single/part 2 storey extension at rear of property and entrance ramp and new entrance at side of property. Provision of parking spaces in rear garden with associated landscaping. Approved July 2008.

May 2008 - Application for Listed Building Consent 086581/LO/2008/S1 LISTED BUILDING CONSENT for the erection of a part single/part 2 storey rear extension, new access ramp and side entrance, car parking in rear garden and associated landscaping Approved July 2008.

July 2014 - Planning application 106424/FO/2014/S1 Erection of part single, part two-storey rear extension to existing building together with excavation of rear garden to create nine flats, with landscaping and parking Approved September 2014.

July 2014 - Application for Listed Building Consent 106425/LO/2014/S1 Listed Building Consent for the erection of part single, part two-storey rear extension to existing building together with excavation of rear garden and internal alterations in association with the creation of nine flats, Approved September 2014.

March 2015 -Planning application 107448/FO/2014/S1 Erection of part single, part two-storey rear extension to existing building together with excavation of rear garden to create 9no. self contained flats with landscaping and parking, Approved May 2015.

March 2015- Application for Listed Building Consent 107449/LO/2014/S1 Listed Building Consent for the erection of part single, part two-storey rear extension to existing building together with excavation of rear garden and internal alterations in association with the creation of 9no. flats, Approved May 2015.

June 2017 Planning application 116773/FO/2017, Change of Use from doctors surgery to create 10no. self contained flats including the erection of a basement and two storey rear extension to existing building together with excavation of rear garden with associated landscaping and parking, Refused August 2017

June 2017 -Application for Listed Building Consent 116774/LO/2017, Listed Building Consent for the erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking ,Refused August 2017

July 2018 - Planning application 120505/FO/2018, Erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking, Refused October 2018.

July 2018 - Application for Listed Building Consent 120506/LO/2018, Listed Building Consent for the erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking. Refused October 2018. Appeal against refusal of Planning permission 120505/FO/2018 and 120506/LO/2018 dismissed following Public Enquiry in July 2019.

June 2020 - Planning application 127016/FO/2020, Erection of basement and two storey rear extension to create 9no. self contained flats together with various other works including internal alterations, the rebuilding of gate piers, the laying out of car parking area and the provision of a cycle store and refuse store, Approved June 2021

June 2020 - Application for Listed building consent 127017/LO/2020 for the erection of two storey rear extension to create 9 no. self contained flats together with various other works including internal alterations, the rebuilding of gate piers, the laying out of car parking area and the provision of a cycle store and refuse store. Approved June 2021

April 2022 - 133619/JO/2022 - Variation of condition numbers: 2 (specified plans), 5 (false ceiling), 6 (rainwater goods), 7 (timber panelling) and 8 (internal decoration details) from Listed Building Consent reference 127017/LO/2020 to allow amendments: to the materials and layout of steps to the main entrance, materials to be used in the rainwater goods, alterations to the design of windows in the rear extension, heads of windows in the rear elevation of the original building and rear extension treatment of window sills in the rear extensions and omission of dummy window in the side elevation of the rear extension, an alternative treatment of the ceilings of the principal rooms on the ground floor; and, omit replica window shutters and associated skirting and architrave to ground floor flats. Refused July 2022

April 2022 - 133618/JO/2022 - Variation of condition numbers: 2 (specified plans) and 10 (obscure glazing) from planning approval reference 127016/FO/2020 to allow amendments: to the materials and layout of steps to the main entrance, materials to be used in the rainwater goods, alterations to the design of windows in the rear extension, heads of windows in the rear elevation of the original building and rear extension; treatment of window sills in the rear extensions and omission of dummy window in the side elevation of the rear extension; and, to allow the partial occupation prior to the installation of obscure glazing. Refused July 2022 Subsequent Appeal part allowed part dismissed.

141510/NMC/2024 - Non-material amendment to planning approval reference 127016/FO/2020 to allow the installation of two new electrical boilers instead of two gas boilers to two of the upper floor flats which includes omitting two flues through the roof along with the internal rerouted flue pipes. Approved 13.12.2024

## **Consultations & Notification Responses**

A site notice was posted, an advertisement placed in the Manchester Evening News and neighbours notified via letter. No responses were received.

## **Policy**

The development plan consists of the:

- Manchester Core Strategy Development Plan Document (Adopted July 2012);
- The Places for Everyone (PfE) Joint Development Plan Document (Adopted March 2024);and
- The extant Unitary Development for the City of Manchester (Adopted 1995)

The Manchester 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). The Core Strategy 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 development plan unless material considerations indicate otherwise.

The relevant policies to in considering this application are as follows:

Policy SP1 'Spatial Principles'

Policy EN1 'Design principles and strategic character areas'

Policy EN3 'Heritage'.

Policy DM1 'Development Management'

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which remain part of the development plan and the starting point for decision making pursuant to section 38 (6) of the Planning and Compulsory Purchase Act. The below saved policies are considered relevant.

Saved policy DC1 'Residential Extensions' states that this policy is applicable to extensions to properties in use as flats (part DC1.6).

Saved policy DC1 outlines a number of general criteria which is considered relevant in the determination of residential extensions it provides the considerations when determining applications including that extensions should not be excessively large or bulky; extensions should not be out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details.

Saved policy DC5 'Flat conversions' states at DC5.2 that there will be a general presumption in favour of flat conversions within residential areas, on the upper floors of businesses within commercial areas and in properties on main road frontages, subject to other relevant policies of the Plan.

Saved policy DC19 'Listed Buildings' 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.

The National Planning Policy Framework (NPPF- 2024) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Relevant sections to this application are contained in Section 12 (Achieving well-designed places) and Section 16 (Conserving and enhancing the historic environment)

The creation of high quality, beautiful and sustainable buildings and places is identified as fundamental to what the planning and development process should achieve.

The NPPF indicates that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The NPPF states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

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.

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

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.

Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

## **Issues**

Principle – The principle of the conversion of the application property to 9 no. self-contained apartments facilitated by the erection of a rear extension has been accepted through the granting of the principle permission that variations are now sort. In this instance the application proposals seek to omit and alter the permission previously granted permission through not installing two boiler flues within the rear roof slope to the property. A corresponding application to make non-material amendments to the planning permission relating to this listed building consent has been submitted under application reference 141510/NMC/2024 which was approved on the 13.12.2024.

Effects on the listed building - The frontage of Norton Place presents a grand and broadly symmetrical Italianate style elevation to Wilmslow Road. The stucco rendering, deep eaves with ornate bracketing, central feature gable, Corinthian pilaster doorways, canted bay windows and stone quoining at either end, serve to create a visually prominent and distinctive local landmark. Whilst the side gables are less detailed they are considered to have been designed as part of the overall aesthetic of the terrace of properties that forms Norton Place. The rear elevations of the properties on Norton Place are more subservient of stock brick construction and considered utilitarian in appearance, and were more modest in terms of materials and of windows openings but together demonstrate the historic development of the area and the age in which they were built. The principle significance of the Grade II listed building at 363 Wilmslow Road are the front and side elevations with the rear elevation reflecting the character of more modest detailing and finishes.

The proposed removal of modern boiler flues from the rear roof slope are considered to give rise to an overall reduction in harm to the existing building from the original listed building consent granted. The removal of the need for consequential internal piping is also considered to give rise to a reduction in the overall level of harm to the permitted works and have some modest heritage benefits.

As such the proposed amendments sought by this application are considered to reduce the level of harm to the significance of the designated heritage asset from those identified through the granting of the original consent. There are identified public benefits arising from the overall scheme that were considered to outweigh the identified less than substantial harm and it is not considered that these proposals would alter the conclusions of that assessment and there have been no significant alterations to the local and national planning policy to conclude otherwise.

Other matters - Since the granting of the original listed building consent the applicant has discharged a number of conditions to allow works to commence on site. The proposed conditions appended to this decision reflect that position and that works are well underway on site.

## **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**

The application has been considered in a positive and proactive manner as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 in this instance a decision has been issued within statutory timescales.

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

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

363-OD-0102 01 Proposed and Existing site plan - as received on the 28th May 2020

363-OD-0110 Rev 02 Cross Section (As Proposed)  
363-OD-0111 Rev 02 Interior Details (Sheet 1)  
363-OD-0112 Rev 02 Interior Details (Sheet 2)  
363-OD-0113 Rev 02 Window Details (Sheet 1)  
363-OD-0114 Rev 02 Window Details (Sheet 2)  
363-OD-0115 Rev 02 Front Steps Details  
363-OD-0116 Rev 02 External Works Details  
363-OD-0117 Rev 01 Window Details (Sheet 3)  
363-OD-0119 Rev 01 Replacement Window Shutters  
363-OD-0120 Rev 01 Window Shutters (View)  
363-OD-0121 Rev 01 Suspended Ceiling Datasheets  
All as received via email on the 14th September 2020

363-OD-0109 Rev 03 Elevations (As Proposed) received via email on the 17th October 2020 together with the hand drawn annotations received by the City Council on the 14th November 2024 omitting the two boiler flues on the rear roof from installation  
363-OD-0118 Rev 02 Roof Details - both as received via email on the 17th October 2020

363-OD-0108 Rev 04 Floor Plans (As Proposed)- as received via email on the 20th May 2021

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.

2) The demolition works hereby approved shall be carried out in accordance with the method statement for demolition agreed under condition discharge reference CDN/23/0212.

Reason - To ensure that the construction works associated with the development of the extension to this Grade II Listed Building are undertaken in an appropriate manner pursuant to policies EN3, SP1 and DM1 of the Core Strategy, saved Unitary Development Plan policy DC19 and the National Planning Policy Framework.

3) The materials to be used on the external elevations of the development together with gate posts; front steps; and, all hard landscaping materials shall be carried out in accordance with the details approved under condition discharge reference CDN/23/0212 together with the additional details of materials approved under condition discharge reference CDN/24/0379. For the avoidance of doubt these materials comprised:

Drawing reference 363-OD-0123 Rev 02 received by the City Council on the 24 Mar 2023  
Stonework - Buff Yorkstone from Johnson's Wellfield Quarries, Huddersfield; the entrance step detail set out on drawing references: 363-CD-0008 received via email on the 2nd August 2024 and 363-TD-0006 received via email on the 7th August 2024; and, the Reclaimed Welsh Penrhyn slates 20 x 12's Supplier - Roofslates.com - 45 Boodle Street, Ashton, OL6 8NF.

The development shall be carried out in accordance with these agreed materials.

Reason - To ensure that the appearance of the extension to this Grade II Listed Building 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 EN3, SP1 and DM1 of the Core Strategy and saved Unitary Development Plan policy DC19.

4) The installation of the new false ceiling to the ground floor of the property shall be carried out in accordance with the details set out in the discharge of condition approval reference CDN/24/0342.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) No rainwater goods nor pipes shall be installed nor affixed other than rainwater goods and pipes constructed of cast iron and coloured black. All such goods shall kept coloured and be in situ prior to the first occupation of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) No works, to install the timber panelling and shutters to ground floor windows shall commence until details of the work has been submitted to and approved in writing by the City Council as local planning authority. The details shall include method statements for their installation; details of materials and their finishes; and fixtures and fittings required for their installations. The development shall be subsequently carried out in accordance with the agreed details prior to the first occupation of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) The details of the picture rails, moulded skirting boards, acanthus design console brackets within hall, as indicated on the approved drawings shall be installed prior to the first occupation of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

Heritage & Urban Design  
Withington Civic Society

Flat 10, 363 Wilmslow Road, Manchester, M14 6XU  
Flat 9, 363 Wilmslow Road, Manchester, M14 6XU  
Flat 8, 363 Wilmslow Road, Manchester, M14 6XU  
Flat 7, 363 Wilmslow Road, Manchester, M14 6XU  
Flat 6, 363 Wilmslow Road, Manchester, M14 6XU  
Flat 5, 363 Wilmslow Road, Manchester, M14 6XU  
Flat 4, 363 Wilmslow Road, Manchester, M14 6XU  
Flat 3, 363 Wilmslow Road, Manchester, M14 6XU  
Flat 2, 363 Wilmslow Road, Manchester, M14 6XU  
Flat 1, 363 Wilmslow Road, Manchester, M14 6XU  
4 Besford Close, Manchester, M14 6NF  
13 Besford Close, Manchester, M14 6NF  
11 Besford Close, Manchester, M14 6NF  
Flat 12, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
McDonald's, 336 Wilmslow Road, Manchester, M14 6XQ  
Willowbank Hotel, 340 - 342 Wilmslow Road, Manchester, M14 6AF  
Flat 2, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
Flat 3, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
Flat 1, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
Flat 6, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
Flat 7, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
Flat 8, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
Flat 4, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
Flat 5, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
Flat 9, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
Flat 11, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
Flat 10, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH  
361 Wilmslow Road, Manchester, M14 6XU  
359 Wilmslow Road, Manchester, M14 6XU  
Flat 16, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 14, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 11, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 9, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 6, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
359A Wilmslow Road, Manchester, M14 6XU  
Flat 18, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 17, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 15, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 13, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 12, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 10, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 8, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 7, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 5, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 4, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 3, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 2, The Portland, 1 Whiteoak Road, Manchester, M14 6WT  
Flat 1, The Portland, 1 Whiteoak Road, Manchester, M14 6WT

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Wilmslow Road/Egerton Road)

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA