

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141423/AO/2024

Date registered valid: 1 November 2024

Proposal: Installation of 1x internally illuminated, 6 metre high totem sign.

Address: LFCO Centre, 14 - 18 Wilmslow Road, Manchester, M14 5TQ

Ward(s): Moss Side Ward

Applicant: Mr K Clegg

Agent (if any): Mr Khonnor, Clegg Butterfield Signs Limited

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 23 December 2024

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 20/11/2024

Standard consultations:

Printed: 7 November 2024 Expired: 28 November 2024

Neighbour notifications

Printed: 7 November 2024 Expired: 28 November 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal relates to a single storey commercial premises currently in use as a Class E restaurant (MyLahore) on the corner of Wilmslow Road and Great Western Street. The unit forms the part of the IFCO centre shops.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Street scene

Description of area

The property is in a mostly commercial part of the Moss Side ward of Manchester. The property sits within the designated Rusholme District Centre and associated commercial frontages. Opposite sits a Shell Fuel Garage and Rusholme Children’s Centre sits to the rear along with MSV South, dwell Student Living buildings.



Figure 2.Location plan

Description of development

The applicant is proposing the Installation of 1x internally illuminated, 6-metre-high totem sign. The proposed illumination is LEDs at 400cd/m2.

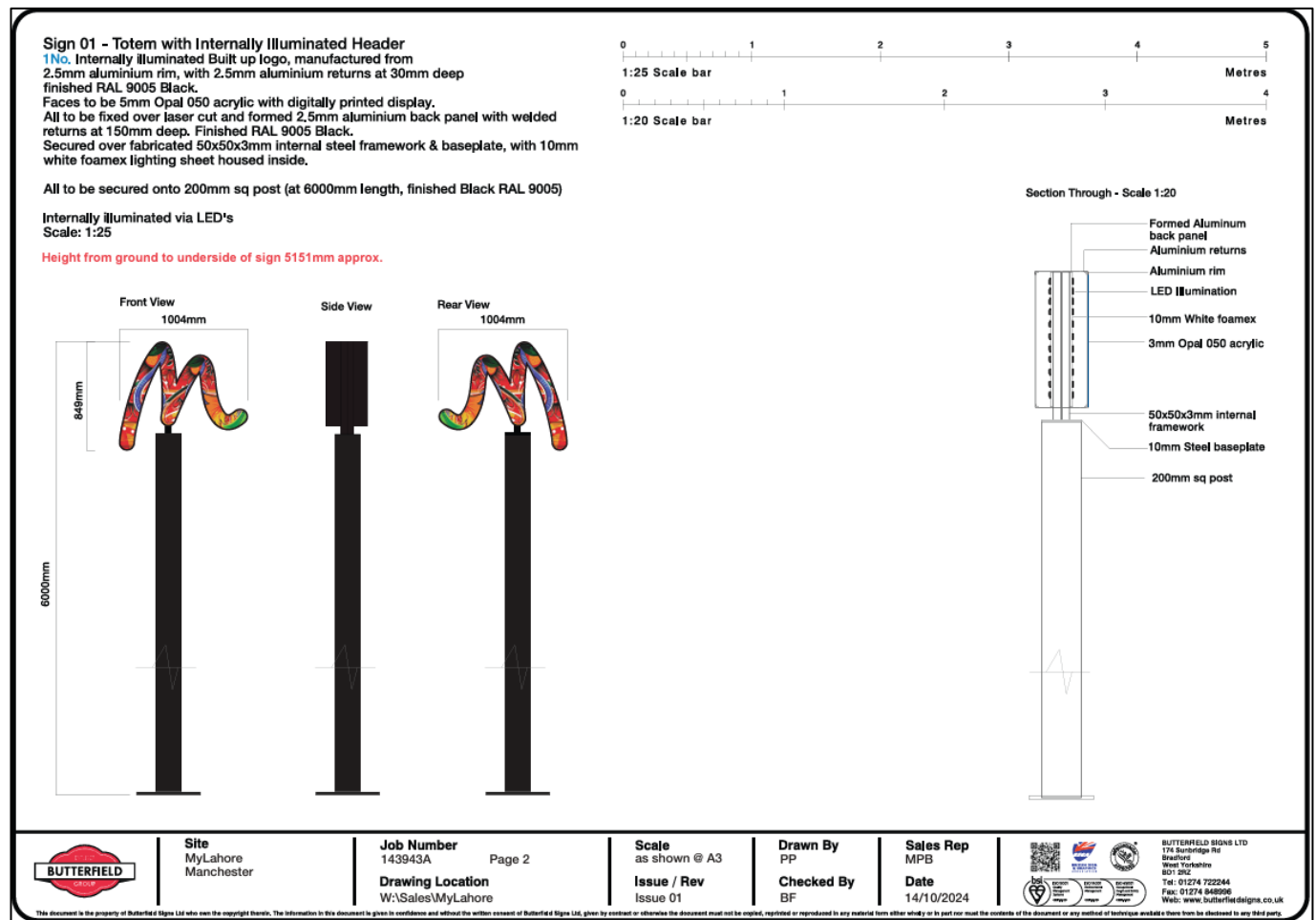


Figure 3. Proposed totem

Planning History

065670/FO/NORTH2/02

Description: External alterations to elevations involving insertion of two new windows to north elevation and two new windows to south elevation

Decision: Approved 06/09/2002

049918/FO/CENTL2/96

Description: Alterations to ground floor to form car park control area with office/storage extension at 1st floor level

Decision: Approved 09/07/1996

040093

Description: Single storey extension to form bottle store and insertion of 2 new windows on Great Western Street elevation

Decision: Approved 08/11/1991

032456

Description: Construction of a single storey restaurant.

Decision: 10/11/1988

028194

Description: Construction of new shop front

Decision: Approved 04/02/1987

028193

Description: Illuminated fascia name sign

Decision: Approved 29/01/1987

023299

Description: Erection of 18 shop units and a restaurant together with car parking and servicing with accesses from Walmer Street and Great Western Street

Decision: Approved 06/02/1985

Consultation, notification & publicity responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and asked for further clarification on the exact siting on the proposed totem to assess the interaction with pavement and roadway for road and pedestrian safety implications.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and commented that the proposed illumination levels are too high. They recommended that a condition be added to ensure that illuminance levels shall not exceed 300 cd/m² during non-daylight hours / inclement weather.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

Negotiations

Issues have arisen in the consultation phase.

The applicant was asked to provide a site plan showing the exact location of the proposed totem in relation to the pavement and roadway.

The applicant was emailed on 8, 18 & 27th November. The applicant replied confirming that is being actioned. A chase email was sent on 06 & 19th December.

A site plan was not received by the target date and the application proceeded to decision based on the submitted documents.

Relevant policies & the principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

After careful consideration, it is concluded that the proposal is unacceptable and opposes with the following local, regional and national policies.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 2 – Existing Employment Space
 - EC 8 – Central Manchester
 - Objective 4 – Centres
 - C 1 – Centre Hierarchy
 - C 2 – District Centres
 - C 5 – Central Manchester District Centres - Hulme, Longsight and Rusholme
 - C 10 – Leisure and the Evening Economy
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC14 – Shopfronts and related signage
 - DC15 - Advertisements, hoardings and posters
 - Shopping
 - S1.2 - improvement and re-development of existing District Centres
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat5: Inner Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J2: Employment Sites and Premises
 - JP-P4: New Retail and Leisure Uses in Town Centres
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making

- Section 6 – Building a strong, competitive economy
- Section 7 - Ensuring the vitality of town centres
- Section 12 – Achieving well-designed places

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The material and design are to be what is expected of this kind of development.

In principle the design, form and scale would be acceptable.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate therefore we are unable to confirm that the proposal would meet this development management principal.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The site is within the Rusholme District Centre known for its illuminated frontages and busy retail scene.

The proposal is similar in size and scale to others nearby notably the 2no illuminated totems at the Shell Garage directly opposite.

As no site plan was received however we were unable to fully assess whether the siting of the proposed totem was appropriate within the immediate street scene and therefore we are unable to confirm that the proposal would meet this development management principal.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal has a negligible effect on privacy.

The proposal is expected to have a minimal effect on local light. Although the application form states that the brightness to be 400cd/m², illumination would be limited to 600cd/m² during daytime and 300 cd/m² during non-daylight hours / inclement weather, as recommended by the Institute of Lighting Professionals guidance for Urban and Suburban advertising. This would be enforced by condition.

The proposal in of itself has a negligible effect on local noise levels or vibration.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate and whether there would be an effect on traffic and road safety in the locality therefore we are unable to confirm that the proposal would meet this development management principal.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate and whether there would be an impact on pavement accessibility in the locality therefore we are unable to confirm that the proposal would meet this development management principal.

Vehicular access and car parking

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate and whether there would be an effect on vehicle access and road safety in the locality therefore we are unable to confirm that the proposal would meet this development management principal.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate and whether there would be an impact on green infrastructure in the locality therefore we are unable to confirm that the proposal would meet this development management principal.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate therefore we are unable to confirm that the proposal would meet this policy.

Objective 2 - Economy and the City Centre

EC 1 - Employment and Economic Growth in Manchester

This policy outlines the overall strategy for employment and economic growth in Manchester.

We consider this proposal to accord with the principles of this policy.

EC 2 – Existing Employment Space

This policy explains how to improve and protect current places where people work.

We consider this proposal to accord with the principles of this policy.

EC 8 – Central Manchester

This policy outlines the principles for employment opportunities in Central Manchester including the Corridor (Manchester) within the Central Manchester Regeneration Area.

We consider this proposal to accord with the principles of this policy.

Objective 4 - Centres

C 1 – Centre Hierarchy

This policy outlines the centre hierarchy for the City including City, District and Local Centres.

We consider this proposal to accord with the principles of this policy.

C 2 – District Centres

This policy outlines the strategy for development within district centres. Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services.

We consider this proposal to accord with the principles of this policy.

C 5 – Central Manchester District Centres - Hulme, Longsight and Rusholme

This policy outlines the strategy for development within district centres in Central Manchester.

We consider this proposal to accord with the principles of this policy.

C 10 – Leisure and the Evening Economy

This policy outlines the key principles around development management of proposals pertaining to Leisure and the Evening Economy. In particular development that supports the evening economy,

contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy.

We consider this proposal to accord with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Central Arc Character Area’.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate therefore we are unable to confirm that the proposal would meet this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

Citywide Development Control Policies

DC14 - Shop Fronts and Related Signs

This policy outlines the key issues when considering development of shop fronts and related signage.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate therefore we are unable to confirm that the proposal would meet this policy.

DC15 - Advertisements, Hoardings and Posters

This policy outlines the key issues when considering development of Advertisements, Hoardings and Posters.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate therefore we are unable to confirm that the proposal would meet this policy.

Shopping

S1.2 - improvement and re-development of existing District Centres

This policy outlines how the Council in partnership with the private sector will encourage, where appropriate, the improvement and re-development of existing District Centres in order to ensure that they remain the focus for both shopping and a full range of community facilities.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate therefore we are unable to confirm that the proposal would meet this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat5: Inner Areas

This policy outlines the spatial strategy for the Inner Areas of the City Region which includes the urban fringe around the City Centre.

We consider this proposal to accord with the principles of this policy.

Sustainable and Resilient Places

JP-S1: Sustainable Development

This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate therefore we are unable to confirm that the proposal would meet this policy

Places for Jobs

JP-J1: Supporting Long-Term Economic Growth

The policy outlines the ambition to have a thriving, inclusive and productive economy in all our boroughs.

We consider this proposal to accord with the principles of this policy.

JP-J2: Employment Sites and Premises

This policy outlines the strategy for a diverse range of employment sites and accessible premises, both new and second-hand, to offer opportunities for all kinds and sizes of businesses.

We consider this proposal to accord with the principles of this policy.

Places for People

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate therefore we are unable to confirm that the proposal would meet this policy.

JP-P4: New Retail and Leisure Uses in Town Centres

This policy outlines how retail and leisure use will be managed in City, District and local centres

We consider this proposal to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 2 - Achieving sustainable development

Section 2 of the NPPF outlines how the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 7 - Ensuring the vitality of town centres

Section 7 outlines how planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate therefore we are unable to confirm that the proposal would meet the requirement of the NPPF.

Town and Country Planning (Control of Advertisements) Regulations 2007

The Town and Country Planning (Control of Advertisements) Regulation 2007 is an act of the United Kingdom Parliament regulating the development of advertisements in England.

Section 3

Section 3 outlines the powers to be exercised in the interests of amenity and public safety by the local planning authority.

1. A local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—
 - a. the provisions of the development plan, so far as they are material; and
 - b. any other relevant factors.
2. Without prejudice to the generality of paragraph (1)(b)—
 - a. factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
 - b. factors relevant to public safety include—
 - i. the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - ii. whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
 - iii. whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.
4. Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content, or design of what is to be displayed.

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate and whether there would be an effect on amenity and public safety in the locality therefore we are unable to confirm that the proposal would meet the legislative requirements.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manchester Tree and Woodland Action Plan 2024-2034](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)

- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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.

Conclusion

Based on the review of the planning application for the installation of an internally illuminated totem sign at the LFCO Centre, the proposal has been found to be unacceptable. The main issues include the lack of a site plan, which prevents a full assessment of the sign's siting and its impact on the surrounding area, including road safety and accessibility. Consequently, the application does not fully comply with relevant local, regional, and national policies, leading to the recommendation for refusal.

Recommendation: Refuse

Article 35 Declaration

The application has been determined within the statutory timescale. In this instance the principle of the application proposal is contrary to the adopted development plan and are not considered to improve the economic, social or environmental conditions of the area. The applicant was contacted to provide further information to support the application however none was received so the application proceeded to decision.

Reasons for refusal

1. Lack of information (site plan)

As no site plan was received, we were unable to fully assess whether the siting of the proposed totem was appropriate therefore we are unable to confirm that the proposal was sited to minimise impact to visual and residential amenity. Furthermore, we were unable to assess the impacts to road and pedestrian safety and unable to appropriately assess any harm. The proposal is therefore unacceptable and counter to policies DM 1, SP 1 and EN 1 of the Manchester Core Strategy and DC 14 and DC 15 of the saved UDP policies.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Flat 4, Manchester Student Village South, 351 Great Western Street, Manchester, M14 4AH
STUDIO Flat A, Manchester Student Village South, 357 Great Western Street, Manchester, M14 4AH
49 Wilmslow Road, Manchester, M14 5TB
First Floor, 49 - 51 Wilmslow Road, Manchester, M14 5TB
47 Wilmslow Road, Manchester, M14 5TB
Flat 2, Manchester Student Village South, 357 Great Western Street, Manchester, M14 4AH
63A Wilmslow Road, Manchester, M14 5TB
Shell Service Station, 10 Wilmslow Road, Manchester, M14 5TP
Rusholme Sure Start And Childrens Centre, Great Western Street, Manchester, M14 4HA
51 Wilmslow Road, Manchester, M14 5TB
Ground Floor, Manchester Student Village South, 357A Great Western Street, Manchester, M14 4AH
Flat Above, Manchester Student Village South, 357A Great Western Street, Manchester, M14 4AH
Flat 8, Manchester Student Village South, 355 Great Western Street, Manchester, M14 4AH
Flat 5, Manchester Student Village South, 347 Great Western Street, Manchester, M14 4AH
Flat 3, Manchester Student Village South, 345 Great Western Street, Manchester, M14 4AH
Flat 3, Manchester Student Village South, 347 Great Western Street, Manchester, M14 4AH
Flat 4, Manchester Student Village South, 353 Great Western Street, Manchester, M14 4AH
Flat 6, Manchester Student Village South, 357 Great Western Street, Manchester, M14 4AH
Flat 8, Manchester Student Village South, 347 Great Western Street, Manchester, M14 4AH
57 - 59 Wilmslow Road, Manchester, M14 5TB
Flat 8, Manchester Student Village South, 345 Great Western Street, Manchester, M14 4AH
Flat 1, Manchester Student Village South, 355 Great Western Street, Manchester, M14 4AH
Flat 2, Manchester Student Village South, 355 Great Western Street, Manchester, M14 4AH
Flat 6, Manchester Student Village South, 355 Great Western Street, Manchester, M14 4AH
Flat 5, Manchester Student Village South, 349 Great Western Street, Manchester, M14 4AH
Flat 5, Manchester Student Village South, 351 Great Western Street, Manchester, M14 4AH
Flat 3, Manchester Student Village South, 351 Great Western Street, Manchester, M14 4AH
Flat 4, Manchester Student Village South, 355 Great Western Street, Manchester, M14 4AH
Flat 6, Manchester Student Village South, 351 Great Western Street, Manchester, M14 4AH
Flat 6, Manchester Student Village South, 345 Great Western Street, Manchester, M14 4AH
Flat 2, Manchester Student Village South, 345 Great Western Street, Manchester, M14 4AH
Flat 1, Manchester Student Village South, 347 Great Western Street, Manchester, M14 4AH

Flat 8, Manchester Student Village South, 353 Great Western Street, Manchester, M14 4AH
 Flat 1, Manchester Student Village South, 349 Great Western Street, Manchester, M14 4AH
 Flat 4, Manchester Student Village South, 357 Great Western Street, Manchester, M14 4AH
 Flat 7, Manchester Student Village South, 347 Great Western Street, Manchester, M14 4AH
 Flat 8, Manchester Student Village South, 349 Great Western Street, Manchester, M14 4AH
 Flat 2, Manchester Student Village South, 347 Great Western Street, Manchester, M14 4AH
 Flat 1, Manchester Student Village South, 357 Great Western Street, Manchester, M14 4AH
 Flat 6, Manchester Student Village South, 353 Great Western Street, Manchester, M14 4AH
 Flat 4, Manchester Student Village South, 347 Great Western Street, Manchester, M14 4AH
 Flat 8, Manchester Student Village South, 357 Great Western Street, Manchester, M14 4AH
 Flat 5, Manchester Student Village South, 355 Great Western Street, Manchester, M14 4AH
 Flat 4, Manchester Student Village South, 345 Great Western Street, Manchester, M14 4AH
 Flat 3, Manchester Student Village South, 353 Great Western Street, Manchester, M14 4AH
 Top Flat, 55 Wilmslow Road, Manchester, M14 5TB
 55 Wilmslow Road, Manchester, M14 5TB
 Flat 7, Manchester Student Village South, 351 Great Western Street, Manchester, M14 4AH
 Flat 6, Manchester Student Village South, 347 Great Western Street, Manchester, M14 4AH
 Flat 3, Manchester Student Village South, 349 Great Western Street, Manchester, M14 4AH
 53 Wilmslow Road, Manchester, M14 5TB
 65 - 67 Wilmslow Road, Manchester, M14 5TB
 61 - 63 Wilmslow Road, Manchester, M14 5TB
 Flat 7, Manchester Student Village South, 353 Great Western Street, Manchester, M14 4AH
 Flat 2, Manchester Student Village South, 353 Great Western Street, Manchester, M14 4AH
 Flat 3, Manchester Student Village South, 355 Great Western Street, Manchester, M14 4AH
 Flat 5, Manchester Student Village South, 357 Great Western Street, Manchester, M14 4AH
 Flat 7, Manchester Student Village South, 357 Great Western Street, Manchester, M14 4AH
 Top Flat, 47 Wilmslow Road, Manchester, M14 5TB
 Flat Above, 57 - 59 Wilmslow Road, Manchester, M14 5TB
 45 Wilmslow Road, Manchester, M14 5TB
 Unit 17, Ifco Centre, 20 Wilmslow Road, Manchester, M14 5TQ
 Flat 8, Manchester Student Village South, 351 Great Western Street, Manchester, M14 4AH
 Flat 7, Manchester Student Village South, 355 Great Western Street, Manchester, M14 4AH
 Flat 5, Manchester Student Village South, 345 Great Western Street, Manchester, M14 4AH
 Flat 5, Manchester Student Village South, 353 Great Western Street, Manchester, M14 4AH
 Flat 3, Manchester Student Village South, 357 Great Western Street, Manchester, M14 4AH
 Flat 6, Manchester Student Village South, 349 Great Western Street, Manchester, M14 4AH
 Flat 7, Manchester Student Village South, 349 Great Western Street, Manchester, M14 4AH
 Flat 1, Manchester Student Village South, 353 Great Western Street, Manchester, M14 4AH
 Flat 1, Manchester Student Village South, 351 Great Western Street, Manchester, M14 4AH
 Flat 2, Manchester Student Village South, 351 Great Western Street, Manchester, M14 4AH
 Flat 4, Manchester Student Village South, 349 Great Western Street, Manchester, M14 4AH
 Flat 1, Manchester Student Village South, 345 Great Western Street, Manchester, M14 4AH
 Flat 7, Manchester Student Village South, 345 Great Western Street, Manchester, M14 4AH
 Flat 2, Manchester Student Village South, 349 Great Western Street, Manchester, M14 4AH

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
 Area Team Boundary - Name: SOUTH AREA

