MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140818/LO/2024
Date registered valid:	20 August 2024
Proposal:	Listed Building Consent for the 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: Listed Building Consent

Development type: Listed building alteration

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 listed building application is The Lloyds Hotel. It is a Grade 2 listed building located in a prime position on the crossroads of Wilbraham Road and Manchester Road in the centre of Chorlton-cum-Hardy within the Wilbraham Road and Edge Lane Conservation Area. It is an architecturally attractive red brick property that is currently in use as a hotel/ restaurant and public house. To the rear is a bowling green which is well used. The public house with integral sports veranda, and attached clubhouse formerly, hotel and public house. circa 1870 with later 19th century or early twentieth century additions, and late 20th century alterations and additions is believed to have been designed by E.J.Thompson of Manchester for George Lloyd and James Platt. It is constructed of smooth red brick with ashlar sandstone dressings, side wall chimney stacks and slate roof coverings.
It is of an Irregular plan, with the earlier rectangular part occupying a corner plot between Wilbraham Road and Whitelow Road, (formerly Manchester Road), and with an attached extension block to the rear, facing onto the associated crown bowling green which is located to the southern elevation. This elevation comprises of a 3-bay range with arcaded ground floor with cast-iron columns supporting upper floor. This has a central oriel window with lead covered canopy set below a shallow gable with boarded apex. Flanking the oriel are paired sash windows, all below a shallow dentelle eaves. To the right, is an area that previously housed a late 20th century external stair that led into the altered and extended side elevation. This external stairway was present at the time of the Listing. This is the external staircase and door that was removed and filled in that was previously in the position of the now proposed new emergency exit staircase and doorway.

Listed building: Grade II

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: Not Applicable

Planning History

103875/FO/2013/S1 - Construction of boundary wall with columns and railings to a maximum height of 1.5 metres and installation of 2no. jumbrellas to enclose existing forecourt area to Wilbraham Road frontage - Application approved 06.02.2014

104202/LO/2013/S1 - Listed Building Consent for erection of boundary wall, installation of 2no. jumbrellas and alterations to internal layout including removal of stud walls and formation of new opening - Application approved 06.02.2014

085989/LO/2008/S1 - LISTED BUILDING CONSENT Reinstatement of rear oriel window including replacement timber to apex - Application approved 05.09.2008

085901/FO/2008/S1- Erection of glazed canopy to east elevation in internal courtyard Application approved 15.04.2008

085900/LO/2008/S1 - LISTED BUILDING CONSENT for the erection of glazed canopy to east elevation in internal courtyard - Application approved 10.06.2008

073765/FO/2004/S1 - Erection of 2 rain shelters. - Application approved 30.11.2004

070592/LO/2004/S1 - LISTED BUILDING CONSENT Demolition and reconstruction of drinking terrace in accordance with planning permission 065320/FO/SOUTH1/02 - Application Approved 05.04.2004

051293/FO/SOUTH2/97 - Change of use of upper floors to licensed premises with food facilities including conservatory at first floor level and creation of outdoor terrace and landscaped area - Application Approved 15.08.1997

049515/FO/SOUTH2/96 - Single storey kitchen extension - Application Approved 10.06.1996

046219/AO/SOUTH2/94 -Various illuminated signage to public house - Application Approved 11.10.1994

033527 - Revised application for extensions and alterations to public house including new restaurant and car parking facilities - Application Approved 13.07.1989

031779 - Extensions and alterations to public house including new restaurant and car parking facilities - Application Refused 06.10.1988

024982 - A) Illuminated double sided projecting pictorial sign B & C) Illuminated fascia name signs - Application Approved 05.09.1985

024945 - Proposed floodlighting of bowling green comprising three floodlights on 6 metre high posts and one floodlight on hotel building - Application Approved 09.10.1985

022744 - Elevational alterations and refurbishment to existing public house including formation of a new kitchen and enclosure of existing open terrace - Application Approved 18.10.1984

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- 2 representations have been received. The main points of concern relate to potential residential disamenity to the occupants of the neighbouring apartments as a result of the door being opened as a means of air conditioning when functions are in place, and the resultant noise emanating from the premises.
“Even with the fire door closed, this will increase the amount of noise escaping the function room during an event. 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 (e.g. for ventilation or for smoking), the noise and disturbance would be absolutely devastating to the neighbours being only 6 metres away.
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.

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.
The applicants state that the proposal should not have detrimental impacts upon the neighbouring properties, yet it is difficult to see how neighbouring residents will not be adversely affected by this unless strict restrictions are imposed on noise levels and times of use. There have been ongoing discussions with Lloyds with regards to the increased noise and they have agreed to manage this, which has in the main been adhered to however assurances would be required that this area was not to be used as additional social space, and that the door would only be opened in the case of an emergency, as when this agreement is broken the noise into the residential properties is unbearable.

I would also like to see opening hours controlled as part of the decision. I would also like to understand why the staircase needs to be on the side of the building next to the apartments, instead of on another side of the building, for example, slightly nearer to Wilbraham road, which should already have more noise in any case, due to traffic and the existing bars along it. I would also like to know why the response to how foul sewage is to be disposed of is a not known.”

Chorlton Civic Society (formerly Chorlton Voice) - has no objection to the proposal (or to the linked Listed Building application).
They consider that it is disappointing that the owners are proposing increasing the capacity of the function room without providing disabled access to the first floor.

Issues
Principle
Section 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 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.
Policy CC8 notes that the Council will provide appropriate support for schemes which are likely to contribute to the promotion of social, environmental or economic well-being of Manchester.
Policy CC9 refers to the need to protect or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments

Policy J2-P2 of the Places for Everyone does make reference to the need for development proposals affecting designated and non-designated heritage assets and/or their settings to be considered having regard to national planning policy

Further guidance is provided within Section 16 of the National Planning Policy Framework (NPPF).
Paragraph 207 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 208 states that:
'LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.
Paragraph 210 goes on to state:
'In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness'.
Paragraph 212 states:
'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'.
Paragraph 213 states:
'Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
Paragraph 215 states:
'Proposals of less than substantial harm to the significance of a designated heritage asset should be weighed against the wider public benefits of the proposal'.
In this case, the significance of the building is derived from its architectural interest evidenced in its attractive design with a red brick and sandstone exterior. The building was designed as a public house and hotel with associated recreational facilities, including tennis courts and a crown bowling green. The extensions to the south were designed specifically to provide a covered terrace or pavilion for spectators, enlarging the earlier original covered accommodation. A hotel and public house of c.1870 specifically designed to provide facilities for recreational usage in connection with an immediately adjacent crown bowling green and further developed

to enhance and enlarge that facility. It represents an early manifestation of purpose-built spectator facilities for sporting events associated with public houses, a concept that saw much wider expression in the brewery-financed roadhouses of the inter-War period." These elements are considered to be to be of high significance, as noted in the submitted Heritage Statement which accompanies the application.
It is considered that the proposal would result in negligible impacts on the building fabric, (adverse and beneficial). The harm to heritage significance is considered to be outweighed by sustaining the continued use of the building.
On this basis, the principle of the proposal is considered to accord with overarching Development Plan policy and guidance and is therefore considered acceptable.

Heritage Impact
Assessment of the following elements is provided below.
The proposal seeks to reinstate a fire escape in the same position as the former modern external staircase and would use existing bricked up opening on the side of the canted bay to first floor. Historic images submitted with the application show the former external stair to be an intrusive and unattractive feature on the rear of the building. While the existence of a former fire escape stair carries some weight albeit it is was an intrusive feature, a less impactful proposal would be preferable. Other options have been considered, however given the existing emergency exits that are housed on this side of the building and the prominence within the street scene of the alternative elevations it was considered that this was the least harmful option that could also meet the fire regulations.

The original proposal was of a utilitarian design with visually intrusive supporting columns which would detract from the historic appearance of the listed building. Consideration is also given to the resultant increase in capacity contributing to sustaining the heritage asset, but this could also be achieved with an improved stair design. As a result, negotiations have taken place, and the revised scheme which presents as a more considered design takes into account the historical importance of the building, and more closely reflects what would have been original features of a staircase of that age have now been submitted and are now considered to be an appropriate and acceptable approach.

The less than substantial harm caused by this proposal is believed to be outweighed by ensuring the building is sustained in continued use. The infill of the previous escape door and staircase was not sympathetic to the original fabric of the building, with the materials used not being a good match. A condition would be attached to any consent granted requiring details of the proposed materials to be used to be submitted and approved by the City council to ensure any patching in would match the original fabric of the building and therefore be sympathetic to the heritage asset. In addition, details as to how the staircase will be affixed to the building will also be required by condition. The proposed works to this part of the building are thereby considered acceptable. The proposal is now considered to comply with Paragraph 208 of the NPPF and PFE policy JP-P2. As such the proposal can now be supported.

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 ll Listed Asset.

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 ll 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.

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 polices 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) Notwithstanding the approved plans and documents prior to the commencement of works to install the hereby approved external staircase the proposed location and type of fixings into the building fabric shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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) 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.

6) Prior to works commencing details of the full and final internal finishes together with any repair/ replacement works to the existing Grade ll listed building shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - 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, appearance and fabric of this building in accordance with policies EN1, EN3, SP1 and DM1 and saved policies DC18 and DC19 of the Unitary Development Plan.

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
Apartment 7, Chorlton Heights, 615C 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 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