

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140809/FO/2024
Date registered valid: 19 August 2024
Proposal: Creation of outdoor covered seating area and associated works.
Address: 310 Wilmslow Road, Manchester, M14 6XQ
Ward(s): Old Moat Ward

Applicant: Mr Ben Hourahine
Agent (if any): Mr Elie Osborne, 4D Planning
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 14 October 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19th September 2024

Standard consultations:

Printed: 27 August 2024 Expired: 17 September 2024

Neighbour notifications

Printed: 27 August 2024 Expired: 17 September 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 property that is the subject of this planning application is an ornate red brick and stone end of terrace Victorian / Edwardian property. It is 2 stories in height at this point and sits at the junction of Wilmslow Road and Wynstay Grove in the Old Moat ward of the City. It has a yard area to the rear and a forecourt to the front of the property. The footpath runs along the frontage, and upon the footpath is street furniture in the form of phone boxes bus shelters, telecommunications cabins and waste bins.

The yard to the rear is predominantly built over, with a very small, enclosed yard that is accessed off the rear alleyway.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located within the district centre, with the immediate area to the frontage on Wilmslow Road being commercial to the ground floor, with residential accommodation to the upper floors, and some storage. Parts of the terrace have a third storey within the roof space. There are other residential properties behind McDonald's; residential flats above Wetherspoons (Mayfair Court) and a further 35 flats in Sherwood House. There are flats opposite (Blake House) and Sherwood housing estate with 40 homes nearby to the rear. There are also many residential properties along Egerton Road opposite. To the first floor above the bar is a residential flat and a massage parlour.

Description of development

The application is for the erection of an external covered seating area comprising of steel support posts and a toughened glass roof over the structure. The existing timber fence that is

approximately 1 metre high would be retained as a means of enclosure. The covered area would occupy approximately two thirds of the existing forecourt and would be open sided.

Consultations & Notification Responses

Ward Members - Have the following concerns about the proposal. It would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development.

There are ongoing concerns in the local community about the business operating from this premises in terms of noise, anti- social behaviour, litter and the fact the venue appears to limit access to only those who are students. It also sometimes operates club nights that go beyond the planning and licensing opening hours that are in place thus causing noise and nuisance in a residential area.

The proposed covered enclosed area by reason of its scale and inappropriate materials forms an over dominant and visually intrusive feature in the street scene that is out of character with the historic pattern of development found in the area. The views through to the host property are interrupted by the structure and it provides limited enhancement to the building itself or the area within which it is located.

The development is therefore contrary to the provisions of Core Strategy policy DM1.

The existence of the canopy and covered area facilitates a more intensive and noisy use of the external area and, by reason of its open design would give rise to unacceptable impacts on the amenity of the occupiers of nearby residential properties by reason of noise and disturbance associated with the use.

The development would therefore be contrary to the provisions of Core Strategy policies SP1, DM1 and C10 and saved Unitary Development Plan policies DC10 and DC26.

Local Residents and Businesses were informed. 7 objections have been received with the main points of concern being as follows:

No other enclosed forecourt structure has been constructed along the shop parade. If this plan is approved, a precedent could be set for other inappropriate developments which detract from the architectural coherence of the Victorian terrace facade.

The enlarged capacity of the premises to serve more drinkers whatever the weather will therefore increase the comings and goings and excessive noise disturbance already associated with Nest. The development would further reduce the residential amenity of those living around the premises. The many incidences of anti- social behaviour and unacceptable noise issues related to the comings and goings have been reported to the City Council.

The proposal site sits on the southern tip of the district centre. Fallowfield District Centre already has a very high concentration of Licensed premises. To extend the capacity of an existing bar will make worse the well documented problems of 'cumulative impact'. The development will therefore undermine policy C6 which is designed to attract a greater variety of retail businesses into the District Centre.

It's proposed that Nest bar is having a glass canopy fitted to the front of their/ our building over their terrace. We are situated above on the first floor, Nest is beneath us, we wish to object to the canopy on the grounds that it restricts us from maintenance of our signage and our lightbox sign and maintenance of both windows, frames for painting and signs.

The Victorian building is on a prominent corner spot and is spoilt by the use of tables and umbrellas and has taken over an area which was public space, which should be reclaimed. It is a very busy bus stop when the students are around and there is no space for people to walk past when there is a big queue.

Disappointed in the way the area has been taken over by bars and food outlets with no consideration given to local people and what we may want. Additional seating area at Nest bar will cause anti-social behaviour, produce more litter, plus outdoor heating is bad for the environment. This is an area where there are residents therefore there is concern about noise and anti-social behaviour.

The council has designated a Special Licensing policy in Fallowfield because of all the existing problems of antisocial behaviour which continue to exist. It is not far off that students will be descending upon the city again, especially the Fallowfield area, only student venues with noisy outdoor seating does not promote a sustainable community.

Withington Civic Society- We have substantial reservations about the structure of the proposed canopy.

The building, although somewhat altered, remains an attractive and fine example of a late Victorian/early Edwardian building in a prominent corner plot. It has a wealth of architectural details and retains some of the original stained glass windows. It is constructed predominantly of smooth Manchester brick and has a datestone reading "Burgons 1901". Burgons is a historic grocer. The building due to its architectural features and its historic origins from a well-known grocer, has significance as a local historic building.

The applicant refers to the Planning Inspectorate Appeal Decision, Appeal Ref: APP/B4215/W/22/3299582. In that appeal decision, the Planning Inspector made various findings in respect of the previous application 132914/FO/2022. We rely on those observations in the instant case and in particular the finding that the proposal would cause significant harm to the character and appearance of the area. We consider that the present proposal suffers from the same.

Whilst we have noted the Planning Inspector's comments in the appeal decision referred to above, we wish to reiterate that the licensed bar creates a great deal of noise.

The outside area is often a mess with clutter not to mention litter and on occasion broken glass. All this is confirmed by Fallowfield Community Guardians and South East Fallowfield Residents Group (SEFRG).

The premises are open until 1.30 am (1 am for the sale of alcohol and half an hour drinking up time). There is already therefore a significant detriment to the residential amenity of local residents not to mention pedestrians and others making their way back past the area.

The proposed seating area still projects significantly from the front of the building, spoiling the proportions of the existing building. The large proposed steel structure appears to be bulky and inappropriate. Due to its scale, position, size and materials it would be an incongruous and prominent addition which would very significantly harm the character and appearance of the street-scene. Furthermore, the enclosure harms the historic significance of the building.

The applicant also refers to other sites in West Didsbury and Chorlton where outdoor seating enclosures have been constructed. However, no evidence has been provided that these structures have planning permission. Even if they do, there are significant differences between the application site and those other examples. These are that the locations are different; the other examples are not as big as the application structure; and they are fixed to different buildings which have not been justified as having a similar architectural and historic significance. Furthermore, these other structures also harm the street-scene and their existence should not justify further harmful development.

Whilst there may be some economic benefits associated with the provision of additional seating, these are not outweighed by the very substantial harm to the character and appearance of the area and the building itself, and to the residential amenity of nearby occupiers.

The seating area is in conflict with UDP Policy DC26; and Core Strategy Policies C2, C10, SO4, EN1 and DM1. Together, these policies seek to protect residential amenity from noise and disturbance; retain the local identity of District Centres including the character of frontages; and to require good urban design.

Furthermore, there would be conflict with paragraph 130 of the Planning Policy Framework which says that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and that they are visually attractive. Paragraph 134 of the Framework says that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. (National Design Guide).

Fallowfield Community Guardians- object to the creation of an outdoor seating area at Nest nightclub premises at 310 Wilmslow Road Fallowfield. We objected to a similar application for the retention of a seating area in 2022 which MCC refused, and the government Inspector dismissed on appeal.

We consider this application to be contrary to planning policy SP1 to provide a sustainable neighbourhood of choice and also consider that it is out of character with the Victorian street scene. Nest is located at the corner of a Victorian row of which has fine architectural detail. The addition of the seating area has been added onto the pavement since Nest took over ownership. Residents in our group have on numerous occasions had to make complaints to both planning and licensing out of hours concerning noise nuisance, operating of the club beyond permitted hours and the erection of seating areas which haven't had correct planning permission.

The premises previously operated as a wine bar which did not have outdoor seating and did not cause excessive noise or nuisance to local residents. We were able to visit this bar but we are excluded from Nest because it has a student only entry condition. This does not benefit community cohesion and it is harmful to residential amenity especially when the premises heavily promote this as a student venue for society events and cheap alcohol.

The sustainability of the neighbourhood and its District Centre will not be helped by this application if it is allowed to have this seating area. Plans are in progress to improve the District Centre of Fallowfield and update the local plan. The fence of the seating area is currently daubed in graffiti and the site is often heavily littered. The seating area also blocks the pavement and prevents easy pedestrian access behind the large bus shelter in front of the seating area. Whilst the proposed design is modern, it is clumsy, bulky and will clutter the pavement and is inappropriate and out of character in this location.

Nest is located in a residential area and is surrounded by properties including flats above this terrace of retail units; MCC homeless families accommodation behind McDonald's; residential flats above Wetherspoons (Mayfair Court) and a further 35 flats in Sherwood House. There are flats opposite (Blake House) and Sherwood social housing estate with 40 homes nearby to the rear. There are also many residential properties along Egerton Road opposite. An additional concern is the noise that emanates from these premises (including the noise of those walking to and from Nest for nightclub events. Outdoor seating adds to the ambient noise. When the Inspector dismissed the appeal in 2022 for the retention of outdoor seating at Nest, comment was made that noise was not of great concern. However, that is not the experience of residents. Several who lived in very close proximity to these premises have moved house because of the noise nuisance. Another resident who has very recently moved (June 2024) after living there for many years cited night noise from licensed premises as the primary factor that drove them away. Outdoor seating areas create harm to local residents nearby and spoil their amenity. Residents can confidently state that the current outdoor seating accommodates large numbers

of people and acts as a 'beer garden' on the pavement. A covered area will also make this an all weather space and increase problems of disturbance.

We are members of the nearby residential community and we consider the noise and nuisance of this bar/ nightclub a major contributor to the street noise that causes so much harm to local residents. Our group members are regularly woken by patrons frequenting the late night bars in Fallowfield District Centre. Sometimes, we can attribute the timings to coincide with the dispersal from Nest. It is now the start of University term and last night residents in our group reported a lot of street noise during late evening to Council Out of Hours and University Off Campus Officers. Pavement litter of Nest flyers found yesterday advertise free drinks for freshers (see attached). This is another form of harm to residential amenity.

Air pollution at 310 Wilmslow Road is severe and we therefore consider an outdoor seating area and bar unhealthy for adults.

We also consider that outdoor heating of an open space is wholly against Manchester City Council's Zero Carbon Manchester policy.

We consider the covered outdoor seating area by reason of its design form is an incongruous and obtrusive feature within the street scene. The development is therefore contrary to the provisions of policies SP1, EN1 and DM1 of the Manchester Core Strategy, the Guide to Development in Manchester (2007) and the National Planning Policy Framework. We would ask you to refuse this application in full.

Councillor G White- It would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are ongoing concerns in the local community about the business operating from this premises in terms of noise, asb, litter and the fact the venue appears to limit access to only those who are students. It also sometimes operates club nights that go beyond the planning and licensing opening hours that are in place thus causing noise and nuisance in a residential area.

The proposed covered enclosed area by reason of its scale and inappropriate materials forms an over dominant and visually intrusive feature in the street scene that is out of character with the historic pattern of development found in the area. The views through to the host property are interrupted by the structure and it provides limited enhancement to the building itself or the area within which it is located.

The development is therefore contrary to the provisions of Core Strategy policy DM1. The existence of the canopy and covered area facilitates a more intensive and noisy use of the external area and, by reason of its open design would give rise to unacceptable impacts on the amenity of the occupiers of nearby residential properties by reason of noise and disturbance associated with the use.

The development would therefore be contrary to the provisions of Core Strategy policies SP1, DM1 and C10 and saved Unitary Development Plan policies DC10 and DC26.

Highways- The external seating area will be situated within the red line boundary of the development site and not impinge on the adopted highway. As the proposed tables and chairs are to be located on the unadopted highway, a tables and chairs licence will not be required. The proposed development is located on a length of footway, subject to a high volume of pedestrian movement.

In this location, street furniture in the form of bus stops, street lighting, rubbish bins, cabinets are located on the adopted footway.

The proposed seating area retains a footway clearance of 2 m from the back of the seating area to the kerbside. The seating area is also located on the unadopted highway. This is considered sufficient to accommodate pedestrian demands in this location.

All furniture should be stored internally within the premises outside of operational hours to prevent unnecessary obstruction of the adjacent highway. It is requested that a minimum headway clearance of 2.3m is in place for the canopy.

Environmental Health- have requested a condition be attached to any consent granted relating to control of noise to the external areas and seating areas, as no acoustic information or numbers of patrons to be accommodated by the introduction of the proposed seating area were submitted for consideration.

Issues

Policy

Core Strategy

The relevant Core Strategy policies are SP1, DM1 and C10.

Policy SP1 sets down the spatial principles that will guide development in the City. This includes the creation of neighbourhoods of choice.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy C10 seeks to protect the residential amenity of an area from the adverse impact of developments that relate to the evening and night time economy.

Unitary Development Plan

The relevant saved UDP policies are DC10 and DC26

Policy DC10 sets the criteria to be considered in determining applications for food and drink uses including the need to protect the amenity of residents.

Policy DC26 seeks to protect people from noise generating activities.

NPPF

The National Planning Policy Framework

The National Planning Policy Framework 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, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- f) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle - The principle for extensions to existing businesses can be generally considered acceptable, however, in this instance further consideration of the visual amenity and residential amenity impacts are required, together with impacts upon the character of the property and the area within which it is located.

Visual Amenity - The host property sits within a terrace of six properties, they are set back from the pavement with a forecourt frontage. There are varied frontages within the terrace, but all of these are along the same strong building line open frontage. This enables the reading of the building detail particularly at the upper level as there are no features dominating the frontage.

The structure is the latest proposal which would replace the previous retrospective timber slatted enclosure of the seating area which has been removed, the previous development having been a fallback provision to enable the business to operate within the Covid restrictions.

The proposal currently under consideration comprises of steel posts with a toughened glass canopy roof. The covered seating area would occupy two thirds of the forecourt frontage. Given that the low fence would go around all of the forecourt, it is assumed that the remainder of the seating area will stay but be uncovered.

The proposed development will be the only unit out of the terrace of six that would be introducing a large expanse of projecting built form along that terrace. Whilst the proposed area

of the covered seating has been reduced, it nonetheless when read together with the retained external seating area and fencing interrupts the open nature of the forecourts, as these are free from built form and it reads as a considerable and dominant feature within the street scene, which is not a common feature within this area despite there being several food and drink uses in operation. This, combined with the existing street furniture in the form of several bus shelters, telecommunications equipment, telephone kiosks, litter bins and street lighting results in a cumulative impact of street clutter within the immediate vicinity of the site and creates an oppressive passageway to the front of the buildings.

Whilst the steel structure would not completely block views through to the property, its scale and location would lend a busy appearance to this section of the street, which serves to detract from the attractive appearance of the building and terrace as a whole, including the traditional historical architecture of the upper floors.

The site is readily visible from quite some distance along Wilmslow Road. In terms of its appearance and design it does not reflect the existing buildings in terms of its scale, choice of materials or design and consequently appears incongruous and out of character with the general appearance of the site to the detriment of the visual amenity of the area. Given the forward projection of the canopied seating area it visually blocks the neighbouring properties and it does not provide any enhancement to the building itself or the area within which it is located.

The different sites that have been offered by way of a comparison to the proposed development are not within the vicinity of the site, and certainly there are several that do not have the benefit of planning permission and would be being dealt with through the compliance process if applicable. Other examples are the original Victorian canopies that have been utilised as external seating areas, however as originals are not alien features within their respective settings. The examples provided are not viewed within the same character area and cannot therefore be an illustration of a direct comparison.

Residential Amenity - The provision of a seating area to the front of the property has resulted in the forecourt being used as a beer garden and has intensified the use of the area. However, this is permitted as it sits within the applicants site edged red. With the introduction of the covering, this will enable use of the area even in adverse weather conditions. This more intensive use in close proximity to residential properties is considered to give rise to unacceptable impacts on the residential amenity of occupiers of premises on upper floors of the terrace including the flat to the first floor of the host property and of properties and those in the accommodation surrounding the site such as Mayfair Court, Sherwood House, Blake House, and properties on Egerton and other roads within the vicinity of the site, by the virtue of the potential for noise and activity generated by the use of the covered area such as raised voices, shouts and other activity including anti- social behaviour, which would be associated with the use.

With the current use as an uncovered seating area, it is likely that its use would be on a more sporadic basis ie. some respite from the noise emanating from the property frontage on colder days/ evenings or in inclement weather, however, with the introduction of a substantial weatherproof roof and external heaters, this is likely to be used on a consistently regular basis. Given the proximity of residential properties and the lack of acoustic insulation that would be afforded by the open sided structure it is considered that the proposal would exacerbate existing noise issues within the vicinity of the site to the detriment of the enjoyment of their properties that could reasonably be expected by neighbouring residential accommodation.

Whilst it has been referred to that the applicant would accept a condition restricting the hours of use of the external seating area, it is not considered that this would stop patrons from using the

area to chat or smoke / vape etc outside of those hours or prior to dispersal at the end of the opening hours. We are however mindful of the inspectors previous comments on the previously refused scheme that went to appeal and there is therefore no reason for refusal based on residential amenity grounds, not to say that we do not continue to have the same concerns.

Design and Siting- Whilst the design is simplistic the scale and context of the proposed structure is not sympathetic to the materials and design of the host building. Being sited on the front elevation on what is a main arterial route into and out of the City, it does not contribute to the setting of this attractive property, and jars within the context of its neighbouring properties. None of the other properties which are of similar uses have introduced structures which dominate the view of the terrace.

Materials- The materials are not sympathetic to the building or the terrace as a whole. Whilst it is proposed in a dark grey to match the ground floor windows, this does nothing to contribute to the setting of the attractive red brick building, rather it detracts from it. The roofing material is potentially of a glass finish however this has not been confirmed on the submitted plans. Should a different finish be proposed, then that would need to be assessed as to its suitability in the location and context of the property itself and the area within which it is located.

Conclusion - Whilst the needs of existing businesses and the acknowledgement that there are changes within the nature of operations within the leisure industry post the Covid 19 pandemic the government have introduced measures to facilitate this. The application proposals submitted require planning permission and as set out above are not considered to be acceptable as a result of their impact on the building itself, the wider area and the visual and residential amenity of the occupants of the residential properties within the vicinity of the 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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1) The covered seating area by reason of its scale, siting and appearance forms an over dominant and visually intrusive feature in the street scene that is out of character with the historic pattern of development found in the area. The views through to the host property are interrupted by the structure and it does not provide any enhancement to the building itself or the area within which it is located. The development is therefore contrary to the provisions of Core Strategy policies SP1, EN1 and DM1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
South East Fallowfield Residents Association

Flat 5, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 17, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 1 Flat 43, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 68, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 9, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 10, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 18, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 2 Flat 77, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 80, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 50, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 77, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 63, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 69, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 56, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 75, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 80, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 55, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 44, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 62, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 68, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 50, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 45, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 53, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 31, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
First Floor, 310 Wilmslow Road, Manchester, M14 6XQ
312A Wilmslow Road, Manchester, M14 6XQ
320 Wilmslow Road, Manchester, M14 6XQ

Flat 28, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 41, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 39, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 15, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 22, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 8, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 17, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 15, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 35, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 29, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 38, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 18, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 4, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 11, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 4, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 10, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 36, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 13, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 3, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 16, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 6, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 19, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 6, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 1 Flat 65, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 61, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 65, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 59, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 44, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 72, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 60, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 54, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 71, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 50, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 57, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 48, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 55, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 72, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 77, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 78, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 8, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 23, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 24, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 20, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 31, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 33, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 24, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 34, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 14, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 26, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 32, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 12, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 5, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 8, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 1, 3A Wynnstay Grove, Manchester, M14 6XG

Flat 12, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 16, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 1 Flat 74, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 71, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 79, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 7, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 49, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 43, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 46, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 58, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 62, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 44, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 66, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 55, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 52, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 61, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 63, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 5, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 41, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat Rear Of, 314 Wilmslow Road, Manchester, M14 6XQ
316 Wilmslow Road, Manchester, M14 6XQ
Flat 3, 316A Wilmslow Road, Manchester, M14 6XQ
Flat 16, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 2, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 1, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 32, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 10, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 27, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 23, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 19, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 3, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 19, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 9, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 25, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 35, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 31, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 21, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 40, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 16, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 11, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 21, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 14, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat At, Friendship Inn, 353 Wilmslow Road, Manchester, M14 6XS
Office 8, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 2, 3A Wynnstay Grove, Manchester, M14 6XG
Room 2 Flat 51, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 62, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 67, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 74, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 69, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 48, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 54, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 66, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 73, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS

Flat 71, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Basement, 320 Wilmslow Road, Manchester, M14 6XQ
Flat 30, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 5, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 13, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 30, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 38, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 36, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 22, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 28, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 22, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 41, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 2, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 20, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 28, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 20, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 4, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 2, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 1, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Room 2 Flat 33, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 15, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
351 Wilmslow Road, Manchester, M14 6XS
Room 2 Flat 47, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 57, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 60, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 13, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 2, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 1 Flat 64, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 69, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 67, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 49, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 51, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 52, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 70, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 76, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 79, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 54, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 42, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 48, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 37, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
318A Wilmslow Road, Manchester, M14 6XQ
Flat 37, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 5, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 17, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 25, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 2, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 27, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 12, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 18, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 7, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 11, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 18, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Room 2 Flat 37, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Friendship Inn, 353 Wilmslow Road, Manchester, M14 6XS

Room 2 Flat 70, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 64, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 61, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 76, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 15, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 75, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 46, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 73, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 46, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 49, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 47, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 43, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 76, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 79, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 58, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 67, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
312 Wilmslow Road, Manchester, M14 6XQ
Flat 25, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 18, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 34, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 29, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 21, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 12, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 35, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 38, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 30, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 8, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 32, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 15, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 24, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 7, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 13, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 3, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 14, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 1, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 2 Flat 73, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 45, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 53, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 68, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 11, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 1 Flat 58, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 59, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 66, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 45, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 75, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 70, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 56, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 72, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 47, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 7, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 2, 316A Wilmslow Road, Manchester, M14 6XQ
318 Wilmslow Road, Manchester, M14 6XQ
320A Wilmslow Road, Manchester, M14 6XQ
Flat 3, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS

Flat 4, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 9, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 14, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 26, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 7, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 11, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 33, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 39, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 6, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 16, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 40, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 21, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 14, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 1, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 17, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
The Great Central, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 34, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 26, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 3, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Apartment 10, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS
Flat 4, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Room 2 Flat 65, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 53, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 60, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 78, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 52, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 78, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 63, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 42, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 56, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 42, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 59, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 80, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 74, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 51, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 57, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 64, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 19, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 6, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Basement And Ground Floor, 310 Wilmslow Road, Manchester, M14 6XQ
314 Wilmslow Road, Manchester, M14 6XQ
Flat 1, 316A Wilmslow Road, Manchester, M14 6XQ
Flat 6, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 17, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 36, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 13, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Flat 40, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 20, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 10, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 39, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 23, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 27, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 2 Flat 12, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Apartment 9, The Blake Building, 349 - 351 Wilmslow Road, Manchester, M14 6XS

STARBUCKS COFFEE, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 9, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Room 1 Flat 29, Mayfair Court, 306 Wilmslow Road, Manchester, M14 6NS
Nando's, 351A Wilmslow Road, Manchester, M14 6XS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA