

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 135786/JO/2022

**Date registered valid:** 19 December 2022

**Proposal:** Variation of Conditions 2 (specified plans), 8 (flue, fumes and odours), 9 (flue and acoustics) attached to planning permission 132530/FO/2021

**Address:** 320 Wilmslow Road, Manchester, M14 6XQ

**Ward(s):** Old Moat Ward

**Applicant:** Ms Natalie Power

**Agent (if any):** Mrs Suzanne Bratley Bratley Architectural Ltd

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

**Recommendation:** APPROVE

**Date of recommendation:** 13.02.2023

## Application details

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

**Development type:** Minor Retail

**Date of site visit:** 09.02.2023

### Standard consultations:

Printed: 5 January 2023    Expired: 26 January 2023

### Neighbour notifications

Printed: 5 January 2023    Expired: 26 January 2023

### 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

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## Description of area

The application site is an end of terrace commercial hair salon of 90.3m<sup>2</sup> that has operated from the premises for approximately 30 years. It is within a parade of 6no. ground floor shop units on the western side of Wilmslow Road with an unadopted alleyway alongside and an adopted alleyway to the rear. The two storeys above the premises offer a 5-bedroom duplex flat.

Other commercial units in the parade comprise of 2no. hot food takeaways, a café, estate agents and a bar with health club above. In front of the site is a deep tarmac forecourt adjacent to the pedestrian footpath. A bus stop with services from South Manchester is located a few metres away and a traffic-light controlled crossing is a few metres to the south. At the rear of the site is Morris Court, a supported housing block of flats for vulnerable adults. Immediately south of the unadopted alleyway is a hot-food takeaway with a McDonalds drive-through and sit in restaurant to the south of that.

## Description of development

Planning approval was granted on the 31st May 2022 for the change of use of the ground floor of a long-established hair salon/barbers in the Fallowfield District Centre, to provide a café-

bar/restaurant at ground floor with a reduced-scale salon in the basement. An existing 5-bedroom duplex residential flat above the property will be retained.

The current proposals seek to vary the previous planning approval by omitting the previously approved external flue and make corresponding alterations to conditions relating to noise and fume extraction.

## **Consultations & Notification Responses**

Nearby properties were notified of the proposals 4 responses were received in response objecting to the proposals and 1 was submitted in support, a summary of the points made are set out below:

- The neighbourhood is completely blighted by anti-social behaviour much of which stems from the selling of alcohol from bars in Fallowfield. The location of this new bar will only exacerbate existing issues for residents.
- Regularly get disturbed at night by individual who are drunk shouting out loud at all hours.
- 60% of residents in Fallowfield are not students. Surely some consideration should be given to the residents who live and work in this area and surrounds
- constantly affected by problems such as late night noise, anti-social behaviour, littering and crime, brought about by the nearby bars.
- Additional alcohol-selling venues in our neighbourhood doesn't promote a sustainable community
- This change of use will lead to greater levels of activity, rubbish, noise
- It goes against the council's endeavours to create a more mixed community in Fallowfield, catering for all residents rather than just the student population.
- This Venture will be an amazing addition to our community, something that we don't have already, I for one definitely support this.

MCC Environmental Health - Recommend conditions be attached to deal with equipment noise and fumes and odours are information is required to reflect the noise assessment and set out what extraction system is to be installed.

## **Policy**

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions be made in accordance with the development plan unless material considerations indicate otherwise. The following local and national policies and documents constitute material considerations:

National Planning Policy Framework (NPPF, July 2021)

The National Planning Policy Framework (July 2021) sets out the Government's planning policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development and that achieving sustainable development in the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type 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;

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 communities' health, social and cultural well-being; and

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

It states that planning 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 visibly 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.

There should be a presumption in favour of sustainable development and planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The following chapters are material to the consideration of this application:

Chapter 6 - Building a strong, competitive economy

Paragraph 81 of the NPPF notes that:

Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Chapter 8 - Promoting healthy and safe communities

Paragraph 92 of the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

## Chapter 12 - Achieving well-designed places

Paragraph 130. Planning 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<sup>9</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

### Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

### Policy C1 - Centre Hierarchy

District centres have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily. They are also a focus for the City's residential neighbourhoods, providing an important opportunity to define local character. Manchester's 17 district centres are shown below including the newly designated district centre, Baguley (West Wythenshawe). Development in these centres should primarily respond to the needs of the catchment and recognise the need to support the vitality and viability of other centres.

### Policy C2 - 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. Housing will also be considered an appropriate use within District Centres, providing it supports the vitality and viability of the centre.

Development in District Centres should:

Prioritise delivery of key 'visitor' services, including retail, public and commercial services and food and drink. The Council will ensure that retail remains the principal use in Primary Shopping Areas, but also ensure that provision is made in District Centres for commercial and service uses, leisure and community facilities and other uses which make a positive contribution to vitality and viability of centres. Subject to impact on overall character and local amenity, the Council will support development which extends the time during which District Centres are active;

Promote the development of employment which provides opportunities for local people;

Promote the efficient use of land, particularly through considering options for multistorey development. New development should positively contribute to the reuse and regeneration of land and premises, together with wider regeneration and investment strategies;

Contribute positively to the diversity and mix of uses within centres without undermining their primary retail function. Development should also promote a range of retailers and shop formats;

Promote choice and competition particularly where development will support the independent sector;

Remedy deficiencies in areas with poor access to facilities.

New development should respect and enhance the character of existing centres.

#### Policy C6 - South Manchester (including Fallowfield)

Across the area there is capacity for both further convenience and comparison retailing floorspace. In total, approximately 8,000 square metres of convenience and 4,500 square metres of comparison retail floorspace will be promoted up to 2027.

In Fallowfield and Withington development which creates more diverse centres will be supported, in particular involving improvement to the retail offer to meet the full range of residents in surrounding neighbourhoods and promoting community uses. Development of the University of Manchester facilities adjoining Fallowfield District Centre will be supported as a means of improving the balance of uses within the centre.

#### Policy C10 - Leisure and the Evening Economy

New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

1. Cumulative impact - in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.
2. Residential amenity - the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
3. Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.

When considering the impact of a proposed bar or hot food take away regard will be had to the above policy and also:

The existing number of similar establishments in the immediate area and their proximity to each other;

The type and characteristics of other uses, such as housing, shops and public houses;

The existence of vacant shop units and the condition of the unit;

The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community;

The character of the centre and its frontage, and the nature of the use proposed;

The potential impacts of the proposal on the wider community; and

Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.

#### Policy DM1 - Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

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

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

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

Community safety and crime prevention.

Design for health.

Adequacy of internal accommodation and external amenity space.

Refuse storage and collection.

Vehicular access and car parking.

### Policy SP1 - Spatial Principles

The key spatial principles which will guide the strategic development of Manchester to 2027 are:

The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living.

Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

### Core Development Principles

Development in all parts of the City should:

Make a positive contribution to neighbourhoods of choice including:

creating well designed places that enhance or create character.

making a positive contribution to the health, safety and wellbeing of residents

considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.

protect and enhance the built and natural environment.

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to

reduce the need to travel and provide good access to sustainable transport provision.

### Unitary Development Plan

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Saved UDP policies that are material considerations in this application are:

Saved policies DC10 (Food and Drink) and DC26 (Noise) of the UDP

Policy DC10 relates to food and drink uses

DC10.1 In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;
- b. the effect on the amenity of neighbouring residents;
- c. the availability of safe and convenient arrangements for car parking and servicing;
- d. ease of access for all, including disabled people; and
- e. the storage and collection of refuse and litter.

DC10.2 The Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

DC10.3 Development will not normally be permitted where:

- a. it is proposed outside the general locations mentioned above, or
- b. there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

DC10.4 Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

DC10.5 The Council will consider on their individual merits proposals for larger, freestanding restaurants, public houses, clubs etc. which require a main road location and do not clearly meet the locational criteria set out in policy.

Policy DC26 relates to development and noise

Policy DC26.1 - Relates to the proposals contribution to the local noise environment and the impact of existing noise sources on the development has been assessed, particularly in relation to the proposed residential units.

Policy DC26.4 - Requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily.

Policy DC26.5 - Relates to the assessment of the development, in terms of measures to control noise, including the provision of noise insulation.

1. Existing traffic conditions;
2. The availability of public parking provision in close proximity to the premises, including suitable on-street parking;
3. The availability of an adequate loading and unloading area.

The policy states that on the edge of centres and in close proximity to residential units, careful consideration should be given ensuring the lives of people in the local area are not negatively affected by amenity issues.

## **Issues**

Principle - Comments have been received objecting to the principle of the proposals. The current application seeks to alter the previous planning permission that granted consent for the change of use of the ground floor of the premises to a Bar/Restaurant (sui generis), the use was previously considered acceptable the changes proposed would impact on the visual impact of the proposals on the rear of the property and noise and fumes and odours that may emanate

from the premises. As such the principle of the use has previously been considered acceptable however further consideration is required relating to the proposed changes now put forward.

Visual Amenity - The previously approved proposals included for the installation of an external flue to the rear of the property and would have terminated 1 metre above the ridge of the dormer to the side and rear of the property. The removal of this element would result in an improved external appearance to the property whilst the inclusion of a vented extraction fan is considered acceptable.

The applicant has indicated that the removal of the flue is a result of the way in which there would be limited cooking at the premises with no deep fat frying but the use of 2 combination convection microwaves.

Residential Amenity - The response from MCC Environmental Health indicates that the submitted information is not adequate to ensure that the limits for plant would meet the Council's criteria and in this instance additional mitigation would be required. As such a condition is to be reimposed to deal with this matter and that of fumes and odours.

It is considered that the proposals would not give rise to unacceptable impacts, but it is necessary to impose the appropriately worded conditions, the use has previously been considered acceptable and it is not considered that the proposed amendment to omit the external flue would give rise to greater impacts on residential amenity than those considered through the original proposal.

Other matters - It is noted that the applicant has submitted an appeal regarding the imposition of conditions for the hours of use of the premises and the external seating area, a decision on this appeal has yet to be determined by the Secretary of State. As such the hours previously proposed and approved in the interests of residential amenity are re-imposed on this decision.

The Waste Management Strategy for the premises has previously been approved by way of discharge of condition application. This is reflected in the conditions to be attached to any approval.

### **Other Legislative Requirements**

#### **Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

#### **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and

owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** APPROVE

### **Article 35 Declaration**

The application has been determined in a positive and proactive manner, objections have been received to this application, however, in this instance appropriately worded conditions are proposed.

### **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 planning permission 132530/FO/2021 that date being 1st June 2022.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Existing and Proposed Block Plan Ref: 1454/02A received on the 10th of May 2022

Proposed Floor Plans Ref: 1454/04 B received on the 10th of May 2022

Odour Impact Assessment provided by Noise Assessments Ltd dated 25th of September 2021, received on the 17th of December 2021

Supporting Planning Statement provided by Civitas Planning Ltd, received on the 17th of December 2021

Rebuttal Report provided by Bratley Architecture Ltd, received on the 10th of May 2022

Documents and drawings associated with the waste management strategy submitted under condition discharge reference CDN/22/0700 including:

Proposed block plan showing refuse storage and access dated 18th January 2022 reference 1454/06 Rev B received on the 29th September 2022 & Condition 7 - Waste Management Strategy Document received on the 29th September 2022

Existing and Proposed Elevations Ref: 1454/05 C received on the 19th December 2022

Noise Impact Assessment provided by Noise Assessments Ltd dated 18th December 2022 as received on the 19th of December 2022

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) The premises shall not be open outside of the following hours:

08.00 - 00.00 Monday to Saturday

09.00 - 23.00 Sundays and Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

4) The hours of use of the external seating area at the front of the property in connection with the use of the site as a café-bar/restaurant, shall not be operational after 9.30pm daily.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

5) There shall be no playing of live or amplified music within the external areas of the development at any time.

Reason - To protect the amenity of the area from excessive noise pursuant to Manchester Core Strategy policies DM1 and C10 and saved Unitary Development Plan policies DC10 and DC26.

6) The development shall be carried out in accordance with the waste management strategy approved under condition discharge reference CDN/22/0700 as approved on the 30.11.2022. The waste management strategy shall be carried out in accordance with the approved details for as long as the development remains in use.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to saved policy DC26 of the Manchester Unitary Development Plan and policies SP1 and DM1 of the Manchester Core Strategy (2012).

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to saved policy DC26 of the Manchester Unitary Development Plan and policies SP1 and DM1 of the Manchester Core Strategy (2012).

7) The development hereby approved shall be implemented in accordance with the details submitted on the Proposed Block Plan and in the Rebuttal Statement, including the measures to improve the security of the site and external areas through CCTV, external lighting, and other security measures, before the first occupation of the development hereby approved, and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy (2012).

8) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - To ensure an adequate fume extraction system is put in place in the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

9) a) Extraction plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the

typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

10) Deliveries, servicing, and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

11) Notwithstanding the cycle storage area shown on the approved plans, the applicant shall explore alternative options for cycle parking which could include a wall-mounted cycle rack for staff within the premises. Any alternative cycle parking provision shall be implemented in full and made available for use prior to first operation of the development hereby approved. The approved scheme shall remain available for use whilst the development is in use.

Reason - To increase the options for sustainable travel to and from the site pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy (2012).

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

### Environmental Health

1, Besford Close, Manchester, M14 6NF  
Apartment 33, 28 Ladybarn Lane, Manchester, M14 6WP  
166 Lloyd Street South, Fallowfield, Manchester, M14 7dy  
6, Clifton Avenue, Fallowfield, Manchester, M14 6UB  
57 Ashford Rd, Manchester, M20 3fh  
25 Amherst Road, Manchester, M14 6ur  
115 Hart Road, Fallowfeild, Manchester, M14 7EZ  
3, Dinting Ave, Withington, M20 1db  
11 Hove Drive, Ladybarn, Manchester, M14 6TF  
7A Beech Grove, Fallowfield, Manchester, M14 6uy  
2 Amherst Road, Fallowfield, Manchester, M14 6UQ  
Flat 1, 316A Wilmslow Road, Manchester, M14 6XQ  
12 Rudheath Ave, Withington Manchester, M20 1pe  
36 Three Acres Drive, Stockport, SK57NE  
Apt 14, 406-408 Wilmslow Rd, Manchester, M20 3BD  
2 Enfield Cottage St Andrews Close, Warrington, Wa2 0EJ  
355 Wilmslow Road, Manchester, M14 6XU  
Flat 3, 316A Wilmslow Road, Manchester, M14 6XQ  
Flat 2, 316A Wilmslow Road, Manchester, M14 6XQ  
Flat Rear Of, 314 Wilmslow Road, Manchester, M14 6XQ  
Flat 2, 3A Wynnstay Grove, Manchester, M14 6XG  
Flat 1, 3A Wynnstay Grove, Manchester, M14 6XG  
320A Wilmslow Road, Manchester, M14 6XQ  
Flat At, Friendship Inn, 353 Wilmslow Road, Manchester, M14 6XS  
First And Second Floor, 355 Wilmslow Road, Manchester, M14 6XU  
326 Wilmslow Road, Manchester, M14 6XQ  
Flat 5, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
355A Wilmslow Road, Manchester, M14 6XU  
McDonald's, 336 Wilmslow Road, Manchester, M14 6XQ  
316 Wilmslow Road, Manchester, M14 6XQ  
314 Wilmslow Road, Manchester, M14 6XQ  
Basement And Ground Floor, 310 Wilmslow Road, Manchester, M14 6XQ  
First Floor, 310 Wilmslow Road, Manchester, M14 6XQ  
310 Wilmslow Road, Manchester, M14 6XQ  
324 - 326 Wilmslow Road, Manchester, M14 6XQ  
Flat Above, 326 Wilmslow Road, Manchester, M14 6XQ  
312 Wilmslow Road, Manchester, M14 6XQ  
312A Wilmslow Road, Manchester, M14 6XQ  
318A Wilmslow Road, Manchester, M14 6XQ  
Flat 16, 2 Willow Bank, Manchester, M14 6XP  
Flat 15, 2 Willow Bank, Manchester, M14 6XP  
Flat 14, 2 Willow Bank, Manchester, M14 6XP  
Flat 17, 2 Willow Bank, Manchester, M14 6XP  
Flat 12, 2 Willow Bank, Manchester, M14 6XP  
Flat 11, 2 Willow Bank, Manchester, M14 6XP  
Flat 10, 2 Willow Bank, Manchester, M14 6XP  
Flat 9, 2 Willow Bank, Manchester, M14 6XP  
Flat 8, 2 Willow Bank, Manchester, M14 6XP  
Flat 7, 2 Willow Bank, Manchester, M14 6XP  
Flat 6, 2 Willow Bank, Manchester, M14 6XP

Flat 5, 2 Willow Bank, Manchester, M14 6XP  
 Flat 4, 2 Willow Bank, Manchester, M14 6XP  
 Flat 3, 2 Willow Bank, Manchester, M14 6XP  
 Flat 2, 2 Willow Bank, Manchester, M14 6XP  
 Flat 1, 2 Willow Bank, Manchester, M14 6XP  
 Flat 18, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 15, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 13, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 10, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Office 8, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 4, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 2, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Friendship Inn, 353 Wilmslow Road, Manchester, M14 6XS  
 318 Wilmslow Road, Manchester, M14 6XQ  
 Flat 17, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 16, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 14, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 12, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 11, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 9, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 7, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 6, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 3, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 Flat 1, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG  
 54 Rudheath Avenue, Manchester, M201bw  
 12 Mitford Court, Derby Road, Manchester, M14 6WD  
 7A Beech Grove, Fallowfield, Fallowfield, MANCHESTER, M14 6UY  
 11 Egerton Terrace, Manchester, M14 6RL  
 11 Hawes Avenue, Fallowfield, M14 6RT  
 46 Clinton Avenue, Fallowfield, Manchester, M147LW  
 7 Avian Drive, Manchester, M14 7FT  
 3 Newville Drive, Manchester, M20 4TE  
 2 Anfield Road, Manchester, M20  
 12 Dene Hollow, Manchester, Sk56xx  
 19 Victoria Road, Old Moat, Manchester, M14 6AQ  
 VICTORIA ROAD, FALLOWFIELD, MANCHESTER, M14 6BZ  
 55 Burton Road, Withington, Manchester, M20 1HB  
 33 Derby Road, Manchester, M14 6UX  
 33 Heathside Road, Manchester, M204xw  
 24 Derby Road, Fallowfield, Manchester, M14 6UW  
 15 Maltby Road, Manchester, M23 1EW  
 19 Victoria Road, 19 Victoria Road, Manchester, M14 6AQ  
 1 BESFORD CLOSE, FALLOWFIELD, MANCHESTER, M146NF  
 115 Hart Road, Fallowfield, Manchester, M14 7EZ  
 33 WILLOW PARK, WILLOW BANK, MANCHESTER UNITED KINGDOM, M14 6XT

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
 Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M  
 Susceptible to Surf Water Flood (Less) -  
 Area Team Boundary - Name: SOUTH AREA

